



**ADA TOWNSHIP PLANNING COMMISSION MEETING  
THURSDAY, APRIL 17, 2025, 5:30 P.M.  
ADA TOWNSHIP OFFICE, ASSEMBLY HALL  
7330 THORNAPPLE RIVER DR SE, ADA, MI**

**AGENDA**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF AGENDA**
- IV. APPROVAL OF MINUTES OF MARCH 20, 2025, REGULAR MEETING**
- V. PUBLIC HEARING**
  - 1. PVM District Development Plan Amendments with Departures; R-3 zoning district; Fase Street, Oxbow Lane, Riverlet Drive, Watermill Drive, and Watermill Circle (multiple parcels generally located at the northwest corner of Fase Street and Thornapple River Drive); Property Owner Brad Rottschafer/Oxbow Ada, LLC; (multiple parcel numbers)
  - 2. Request for Amendments to a Planned Unit Development (PUD) for a commercial warehouse/storage facility, in the I Industrial zoning district, The Caves LLC, Tom Reed, 4900 and 4920 Fulton Street East, Parcel Nos. 41-15-30-300-019 and 41-15-30-300-020
- VI. UNFINISHED BUSINESS – none**
- VII. NEW BUSINESS - none**
- VIII. COMMISSION MEMBER / STAFF REPORTS**
- IX. PUBLIC COMMENT**
- X. ADJOURNMENT**



**ADA TOWNSHIP PLANNING COMMISSION  
MINUTES OF THE MEETING MARCH 20, 2025, REGULAR MEETING**

**DRAFT**

A regular meeting of the Ada Township Planning Commission was held on Thursday, March 20, 2025, at 5:30 p.m., at the Ada Township Hall, 7330 Thornapple River Drive, Ada, Michigan.

**I. CALL TO ORDER**

Chair VanderVennen called the meeting to order at 5:30 p.m.

**II. ROLL CALL**

Members Present: Butterfield, Carter, Cooper-Surma, Ellixson-Andrews, Kluting, Moyer, VanderVennen

Members Absent: none

Staff Present: Bajdek, Buckley, Said

Others Present: 1 member of the public

**III. APPROVAL OF AGENDA**

Moved by Carter, supported by Moyer, to approve the agenda as presented. Motion carried.

**IV. APPROVAL OF MINUTES OF FEBRUARY 20, 2025, REGULAR MEETING**

Moved by Moyer, supported by Kluting, to approve the February 20, 2025, Regular Meeting minutes. Motion carried.

**V. PUBLIC HEARING - none**

**VI. UNFINISHED BUSINESS - none**

**VII. NEW BUSINESS**

**1. Request for Site Plan Review for a proposed private cemetery/burial area in the RP-1 zoning district, 3573 Pettis Avenue NE, Applicant Ben Brinks, Property Owner Thornapple Pines Real Estate LLC, Parcel No. 41-15-06-200-010**

Rob Lamer of Exxel Engineering, representing applicant Ben Brinks, presented the request for site plan approval. He said they are proposing a small private burial space/cemetery on 5 acres, 40' x 40', the size is the requirement based on one use on a parcel. The parcel has access through Cannon Township via an access easement that goes up to the residential house of the current owner with other existing paths throughout the property.

Planning Director Said pointed out the location of the burial site on the site plan drawing and

noted that there is a proposed wrought-iron style fencing around the area with masonry block posts with 21 individual grave sites being proposed. Said stated that from the staff's perspective, this request meets the site plan standards that apply.

VanderVennen asked if they were adding a new parcel for the proposed site. Said confirmed that it is a new parcel and they will be developing the 5-acre parcel for this burial site.

There was Commissioner discussion regarding concerns/questions on the location of the gate/fence and which direction it will be facing, and it was verified that this request is for a "family" burial site, not commercial. There were other general questions about the long-term maintenance for existing cemetery sites, and/or what happens when a personal property is sold with an existing burial site on the property (what the rules are for what is allowed).

Said clarified that from a zoning perspective, those questions/concerns are not addressed in the zoning of the parcel. Said noted that he thought some type of permit/approval would be required through the State.

Moved by Butterfield, supported by Kluting, to approve the request for Site Plan request.  
Motion carried.

## **2. Planning Commission Annual Report**

Said noted that the annual report is a requirement from the Michigan Planning Enabling Act. It includes the planning activities for the past year (4/1/24 to 3/31/25). It also includes reports on planning commission meeting attendance, scheduled meeting dates for 2025-2026, PC roster, and PC Bylaws. Said informed that any agenda activity from this meeting will be included in the annual report and the next step will be the PC approved annual report go before the Township Board for their approval.

Moved by Moyer, supported by Kluting, to approve the Planning Commission Annual Report for April 1, 2024, to March 31, 2025. Motion carried.

## **3. Election of Planning Commission Officers (Chair, Vice-Chair, Secretary)**

Said mentioned that the election of officers takes place each year at the March meeting. Commissioners agreed to maintain their current positions with the Planning Commission.

Moved by Cooper-Surma, supported by Carter, to approve the 3 positions as noted below:

Chairperson – Rob VanderVennen  
Vice-Chairperson – Angela Butterfield  
Secretary – Steve Kluting

Motion carried.

## **VIII. COMMISSION MEMBER / STAFF REPORTS**

Said informed that Ada Township gave a presentation at the ABA's Lunch & Learn. Said welcomed Dan Carter back to the Planning Commission as Township Board Representative.

There was general discussion amongst the Commissioners and Staff regarding the parking in Ada and educating the public on the public parking availability and Said provided updates on the pedestrian bridge and the new Covered Bridge Park.

**IX. PUBLIC COMMENT** - none

**X. ADJOURNMENT**

Moved by Carter, supported by Ellixson-Andrews, to adjourn the meeting at 6:02 p.m.  
Motion carried.

Respectfully submitted,

---

Jo DeMarco, Ada Township Clerk

rs:eb





## MEMORANDUM

Date: 04.10.25

**TO:** Ada Township Planning Commission  
**FROM:** Department of Planning  
**RE:** **April 17, 2025 – PVM District Development Plan Amendments with Departures – 7563 & 7567 Fase St. SE & 7570, 7581, 7575, 7569, 7565, 7561, 7557, 7553, & 7549 Watermill Dr. SE & 7527, 7523, & 7519 Riverlet Dr. SE – Oxbow – Mosaic Properties**

### **Request Overview**

The applicant, Mosaic Properties, again returns to the Planning Commission to request approval of amendments to the above-referenced addresses, including departures to existing Planned Village Mixed-Use (PVM) Overlay District requirements. The amendments/departures are identified in detail below.

Address	Lot #	Requested Departures
7563 Fase	43	54% lot coverage (50% max. allowed)
7567 Fase	44	53.25% lot coverage (50% max. allowed)
(see below)	55 – 66	0' rear yard setbacks (10' min. required)
7570 Watermill	55	0' side yard setback (5' min. required)
7581 Watermill	56	0' side yard setback (5' min. required)
7570 Watermill	55	5' front yard setbacks (15'/25' min. required)
7570 Watermill	55	80% lot coverage (50% max. allowed)
7581 Watermill	56	80% lot coverage (50% max. allowed)

For reference, previous departure approvals for rear yard setbacks, side yard setbacks, and lot coverage, for Lots 55-66, are noted as follows (along with their addresses):

Address	Lot #	Prev. departures approved (rear & side yards, lot cover %)
7570 Watermill Dr.	55	n-a
7581 " "	56	5' rear yard, 52.5% lot coverage
7575 " "	57	5' rear yard, 68.0% lot coverage
7569 " "	58	5' rear yard, 70.9% lot coverage
7565 " "	59	5' rear yard, 68.5% lot coverage
7561 " "	60	5' rear yard, 67.8% lot coverage
7557 " "	61	5' rear yard, 69.9% lot coverage
7553 " "	62	5' rear yard, 66.8% lot coverage
7549 " "	63	5' rear yard, 69.4% lot coverage
7527 Riverlet Dr.	64	5' rear yard, 65.5% lot coverage
7523 " "	65	5' rear yard, 66.6% lot coverage
7519 " "	66	5' rear yard, 60.3% lot coverage

Lot coverage is defined within the PVM District zoning regulations (Sec. 78-482), as lot area *"covered by building footprints and paved surfaces"*.

The parcels are located within the Planned Village Mixed-Use (PVM) Overlay District, with an underlying zoning classification of R-3 Residential. The parcels are within the Village Proper 1 and Village Edge Transect zones, both of which allow for Village House lots, which comprise the

proposed dwelling units on the subject properties. All zoning requirements listed are from Table XX-A.2, which identifies the Dimensional Standards for Lot Types, within Sec. 78-476 of the Zoning Ordinance.

### **Analysis**

Section 78-480 (f) of the Zoning Ordinance identifies the process for review of modifications to an approved PVM development plan. As the currently-proposed modifications include increases in density, they are not considered minor amendments and therefore must be approved by the Planning Commission. The requests also require Planning Commission approval because of the required departures.

Section 78-481 of the Zoning Ordinance identifies the Departure from PVM District Standards purpose, process – including a public hearing, and Standards for Approval. The Standards are listed as follows:

- *The proposed alternative is consistent with the purpose and intent of the PVM district.*
- *The proposed alternative, in comparison to conformance with the PVM district standards, will not have a detrimental impact on adjacent property or the surrounding neighborhood.*
- *The proposed alternative is necessary and appropriate to accommodate a superior design of the proposed development.*
- *The proposed departure from PVM district standards is clearly identified as a part of the development plan approval application.*

Of course, if approved the subject lots would have different setbacks and lot coverages than previously proposed. The applicant has indicated that as design refinements have been made to this project, there have been needs to make adjustments to proposed lots and dimensions.

In addition to the applicable Standards, there are some physical considerations that the Commission may find useful to assist in reviewing these requests, as follows:

- There is a 5' wide common-element easement adjacent to Lots 55 and 56, resulting in the retention of a 5' effective side yard setback for each lot, even though not on the parcel of each proposed dwelling unit.
- The area to the north (rear) of Lots 55 – 66 is a permanent open space easement of at least 145 feet in width.

In Staff's view, the applicable Standards have been met for this request.

### **Conclusion & Recommendation**

Staff has no objections to the approval of these requests based on the applicable standards, including the unique circumstances associated with this project, and the adjacent open spaces associated with the proposed reduced setbacks. The recommended motion and conditions are noted as follows:

1. The Planning Commission hereby makes the following findings of fact:
  - a. The proposed development plans for Lots 43, 44, and 55 through 66, as modified by the conditions of approval listed below, requires the additional departures from the standards of the PVM District, including lot coverage for Lots 43, 44, 55, and 56; front yard setback

for Lot 55; side yard setbacks for Lots 55 and 56; and rear yard setbacks for Lots 55 – 66, as noted in the Staff Report, which are all hereby approved.

- b. The approved departures result in a plan that complies with the spirit and intent of the PVM District to a greater degree than would be possible without approval of the departures.
  - c. The project is consistent with the purpose and intent of the PVM District.
  - d. The project will not have a detrimental impact on adjacent property or the surrounding neighborhood.
  - e. The project is necessary and appropriate to accommodate a superior design of the proposed development.
2. The proposed departures for these lots are hereby approved, and shall be completed substantially as identified within the following documents:
- a. Site Plan Amendment Summary, dated March 12, 2025, prepared by Nederveld.
  - b. Oxbow Site Layout Plan (C-206), dated March 12, 2025 (most recent revision), prepared by Jack Barr/Nederveld.
  - c. Exhibit B Condo Plan (Coordinate Table); no date nor preparer identified.



**SITE PLAN REVIEW APPLICATION**

**RECEIVED**

**MAR 13 2025**

**PLANNING & ZONING  
ADA TOWNSHIP**

**Applicant:** Oxbow Ada LLC Telephone No: (616) 340-5366

Contact Name: Brad Rottschaefer Email: brad@mosaicproperties.com

Mailing Address: 2050 Celadon Drive NE, Suite B, Grad Rapids, MI 49525 (616) 340-5366

Property Owner: Telephone No:  
(If different than applicant) Same as applicant

Mailing Address: Same as applicant

Permanent Parcel No.(s) of subject property: Zoning District:  
41 15 - 34 - 180 - 008, 41 15 - 34 - 200 - 036 PVM  
41 - - - - - , 41 - - - - -

Address of subject property: 7535 and 7567 Fase Street, Ada, MI 49301

**Name of Project:** Oxbow

**Type of Project:**

<input type="checkbox"/> PVM District Development Plan	<input type="checkbox"/> Site Condominium (fee \$25 per unit +site plan fee)
<input type="checkbox"/> Retail, Office, Industrial or other Non-Residential Development	<input type="checkbox"/> Open Space Preservation Devel. Final Plan
<input type="checkbox"/> Open Space Preservation Development, Preliminary Plan	<input type="checkbox"/> Parking area, 11 or more spaces
<input type="checkbox"/> Parking Area, 10 or fewer spaces (*Administrative/Staff review)	<input type="checkbox"/> (*Planning Commission Review)
<input type="checkbox"/> Accessory Building in Front Yard	<input checked="" type="checkbox"/> Other - Site plan amendment

**Summary project description:**  
Single-family and multi-family residential development within the PVM zone district

This application must be accompanied by the following:  
(1) All items called for by Article XXII of the Zoning Regulations or,  
for PVM District plan, all items required by Article XX-A.

The undersigned hereby grants permission to Ada Township and its officials and staff to enter upon the subject property for purposes of review and evaluation of this request.

Signature of Applicant: [Signature] Date: 3-12-25

Signature of Owner, if different than applicant: \_\_\_\_\_ Date: \_\_\_\_\_  
or attach letter of consent, signed by owner.

**\*APPLICATION FEE:** Planning Commission Review \$500.00 - Administrative/Staff Review \$250.00

**Note:** Electronic file/pdf is required on all applications (submit via email).

TO BE COMPLETED BY ADA TOWNSHIP PLANNING DEPARTMENT

Application received: 3-14-2025 by: eb  
mm/dd/yy

\*Application fee of \$ 500.00 received 3/14/2025 by KM Check # 1268 Receipt # 383964  
mm/dd/yy

Escrow deposit of \$ \_\_\_\_\_ received \_\_\_\_\_ by \_\_\_\_\_ Check # \_\_\_\_\_ Receipt # \_\_\_\_\_  
mm/dd/yy

Updated 12/21/2023 (f:\users\planzone\app&forms\app templates)

7330 Thornapple River Drive, P.O. Box 370, Ada, MI 49301 | 616.676.9191 | adatownshipmi.com



## **Site Plan Amendment Summary** for Oxbow

March 12, 2025

### Summary of Requested Plan Changes

- Lots 43 and 44 are revised to increase the lot area and provide a 10' rear setback. Boulder walls are now depicted on the site plans at the back of these lots in place of a sloping fill that was originally planned here.
- Lots 55 thru 66 shall have no required rear yard setbacks.
- Lots 55 and 56 shall have no required sideyard setback adjacent to the retaining wall that runs along the east property boundary.
- Lot 55 shall have two 5' front yard setbacks
- Lot 56 shall have only a 5' setback on the west side adjacent lot 57. No other setbacks apply to lot 56.
- Lots 55 and 56 shall be allowed a lot coverage of 80% which is more consistent with lots 45 thru 54 and 57 thru 66. This lot coverage is inclusive of all building, driveway, patios and sidewalks within the lot area.



**PREPARED FOR:**

Mosaic Properties  
Brad Rottschäfer

2050 Celadon Drive NE, Suite B  
Grand Rapids, MI 49525

**REVISIONS:**

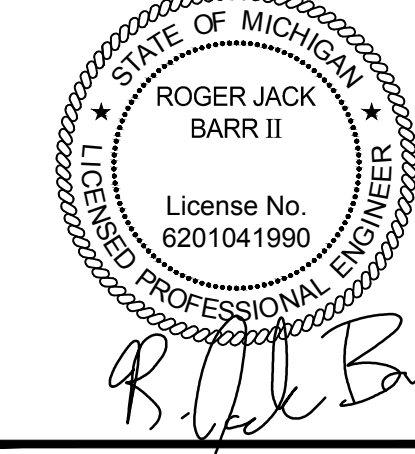
Title: Irrigation Consult Plan	Drawn: Brad M.	Checked: Jack B.	Date: 09.07.2023
Title: Condo Areas & Unit Addresses	Drawn: Brad M.	Checked: Jack B.	Date: 10.16.2023
Title: Additional Locations	Drawn: Brad M.	Checked: Jack B.	Date: 10.24.2023
Title: Dub Downs / Ramp Changes	Drawn: Brad M.	Checked: Jack B.	Date: 10.24.2023
Title: Paving Changes	Drawn: Brad M.	Checked: Jack B.	Date: 11.13.2023
Title: Revised Sidewalk	Drawn: Brad M.	Checked: Jack B.	Date: 01.19.2024
Title: Township Submittal For Site Plan Amendment	Drawn: Brad M.	Checked: Jack B.	Date: 04.08.2024
Title: Per Developer	Drawn: Brad M.	Checked: Jack B.	Date: 05.13.2024
Title: Developer Unit Numbering	Drawn: Brad M.	Checked: Jack B.	Date: 07.30.2024
Title: Per Developer	Drawn: Brad M.	Checked: Jack B.	Date: 08.16.2024
Title: Per Developer	Drawn: Brad M.	Checked: Jack B.	Date: 09.13.2024
Title: Per Developer	Drawn: Brad M.	Checked: Jack B.	Date: 09.16.2024
Title: Per Developer	Drawn: Brad M.	Checked: Jack B.	Date: 10.01.2024
Title: Site Plan Amendment	Drawn: Brad M.	Checked: Jack B.	Date: 03.12.2025

**Oxbow**  
**7535 & 7567 Fase Street SE**

**Site Layout Plan**

PART OF THE NORTH 1/2 OF SECTION 34, T7N, R10W,  
ADA TOWNSHIP, KENT COUNTY, MICHIGAN

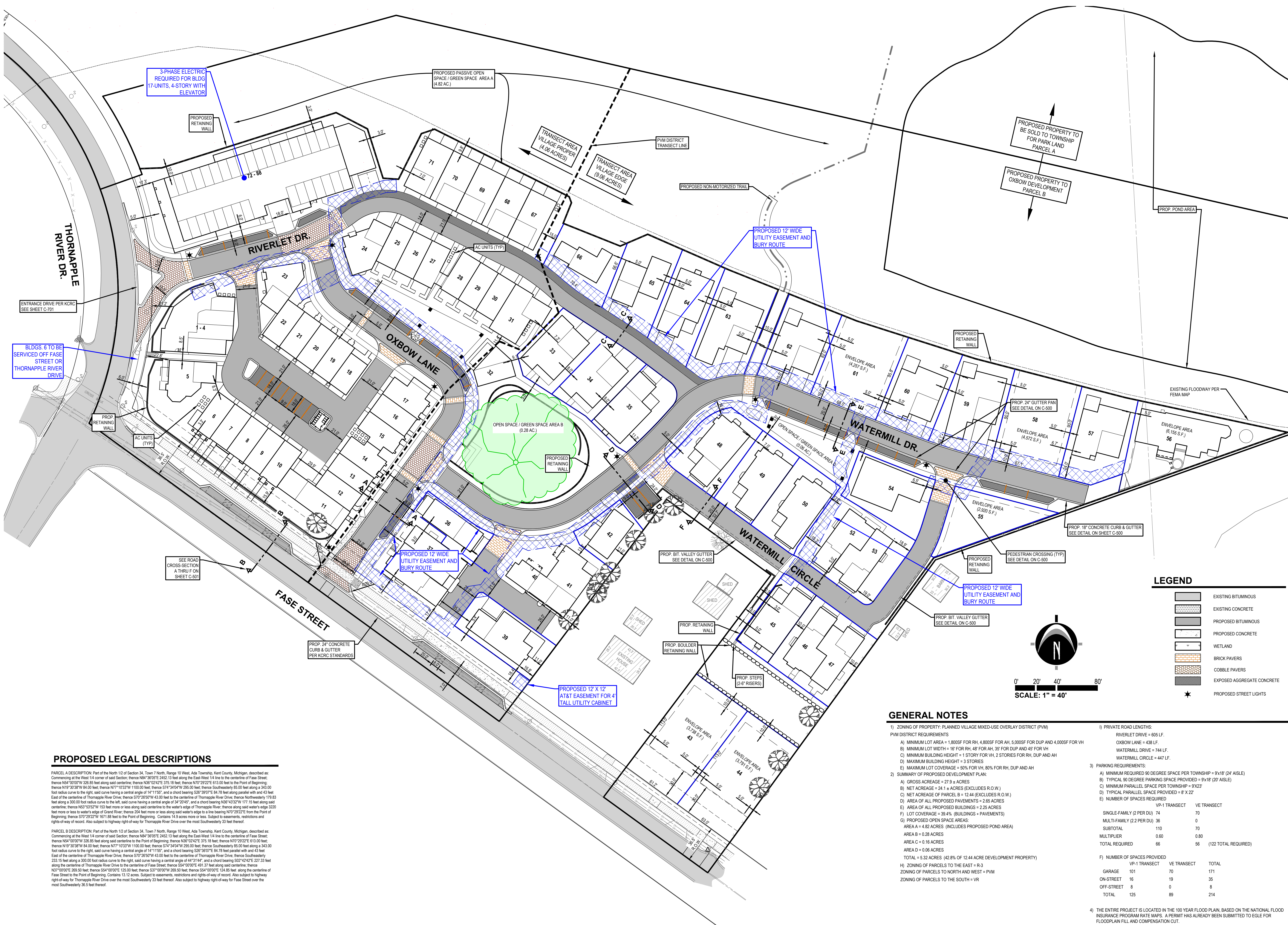
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**PROJECT NO:**  
20400889

**SHEET NO:**

**C-206**



**PROPOSED LEGAL DESCRIPTIONS**

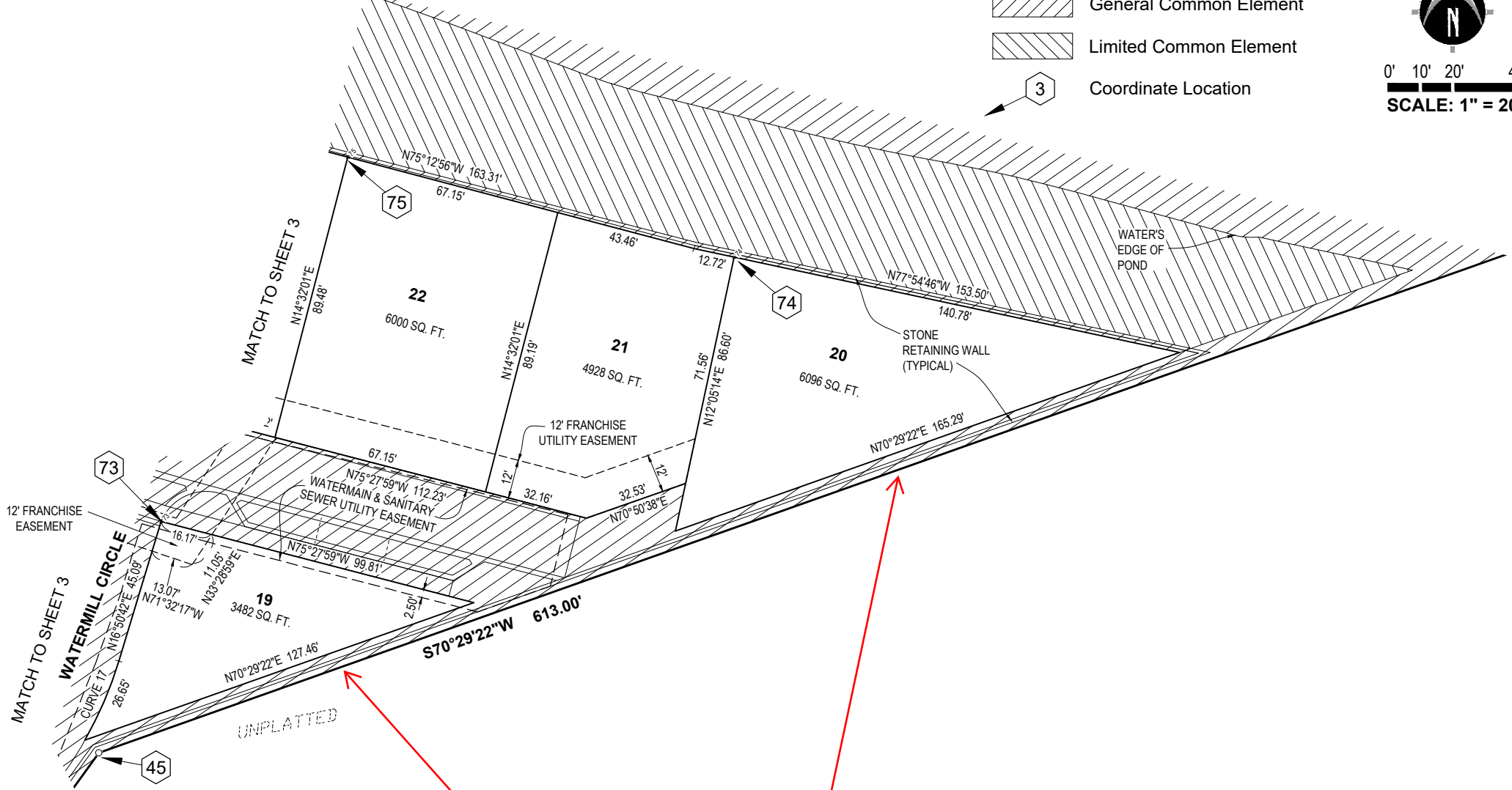
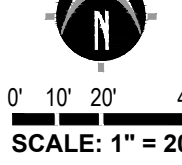
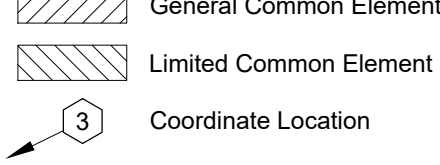
**PARCEL A DESCRIPTION:** Part of the North 1/2 of Section 34, Town 7 North, Range 10 West, Ada Township, Kent County, Michigan, described as: Commencing at the West 1/4 corner of said Section; thence N84°30'05"E 2452.13 feet along the East-West 1/4 line to the centerline of Fase Street; thence N54°00'00"W 326.85 feet along said centerline to the Point of Beginning; thence N80°12'42"E 375.18 feet; thence N70°22'22"E 613.00 feet to the Point of Beginning; thence N19°30'38"W 84.00 feet; thence N77°10'33"W 1100.00 feet; thence S74°34'04"W 250.00 feet; thence Southeast 85.00 feet along a 343.00 foot radius curve to the right, said curve having a central angle of 141°11'59", and a chord bearing S20°10'07"E 84.78 feet parallel with and 43 feet East of the centerline of Thornapple River Drive; thence S70°25'00"W 43.00 feet to the centerline of Thornapple River Drive; thence Northwest 179.83 feet along a 300.00 foot radius curve to the left, said curve having a central angle of 34°20'45", and a chord bearing N30°43'32"W 177.15 feet along said centerline; thence N50°15'00"W 153 feet more or less along said centerline to the water's edge of Thornapple River; thence along said water's edge 3200 feet more or less to water's edge of Grand River; thence 204 feet more or less along said water's edge to a line bearing N70°29'22"E from the Point of Beginning; thence S70°29'22"W 1671.88 feet to the Point of Beginning. Contains 14.9 acres more or less. Subject to easements, restrictions and right-of-way of record. Also added to highway right-of-way for Thornapple River Drive over the most Southwesterly 25 feet thereof.

**PARCEL B DESCRIPTION:** Part of the North 1/2 of Section 34, Town 7 North, Range 10 West, Ada Township, Kent County, Michigan, described as: Commencing at the West 1/4 corner of said Section; thence N84°30'05"E 2452.13 feet along the East-West 1/4 line to the centerline of Fase Street; thence N54°00'00"W 326.85 feet along said centerline to the Point of Beginning; thence N80°12'42"E 375.18 feet; thence N70°22'22"E 613.00 feet; thence N19°30'38"W 84.00 feet; thence N77°10'33"W 1100.00 feet; thence S74°34'04"W 250.00 feet; thence Southeast 85.00 feet along a 343.00 foot radius curve to the right, said curve having a central angle of 141°11'59", and a chord bearing S20°10'07"E 84.78 feet parallel with and 43 feet East of the centerline of Thornapple River Drive; thence S70°25'00"W 43.00 feet to the centerline of Thornapple River Drive; thence Southeast 233.15 feet along a 300.00 foot radius curve to the right, said curve having a central angle of 44°31'44", and a chord bearing S20°42'02"E 227.35 feet along the centerline of Thornapple River Drive to the centerline of Fase Street; thence S54°00'00"E 491.37 feet along said centerline; thence N30°10'00"E 269.50 feet; thence S54°00'00"E 125.50 feet; thence S54°00'00"W 269.50 feet; thence S54°00'00"E 124.85 feet; along the centerline of Fase Street to the Point of Beginning. Contains 13.12 acres. Subject to easements, restrictions and rights-of-way of record. Also subject to highway right-of-way for Thornapple River Drive over the most Southwesterly 33 feet thereof. Also subject to highway right-of-way for Fase Street over the most Southwesterly 36.5 feet thereof.

**GENERAL NOTES**

- ZONING OF PROPERTY:** PLANNED VILLAGE MIXED-USE OVERLAY DISTRICT (PVM)  
PVM DISTRICT REQUIREMENTS:  
A) MINIMUM LOT AREA = 1,800SF FOR RH, 4,800SF FOR AH, 5,000SF FOR DUP AND 4,000SF FOR VH  
B) MINIMUM LOT WIDTH = 16' FOR RH, 48' FOR AH, 35' FOR DUP AND 45' FOR VH  
C) MINIMUM BUILDING HEIGHT = 1 STORY FOR RH, 2 STORIES FOR RH, DUP AND AH  
D) MAXIMUM BUILDING HEIGHT = 3 STORIES  
E) MAXIMUM LOT COVERAGE = 50% FOR RH, 80% FOR RH, DUP AND AH  
F) LOT COVERAGE = 39.4% (BUILDINGS + PAVEMENTS)  
G) PROPOSED OPEN SPACE AREAS:  
AREA A = 4.82 ACRES (INCLUDES PROPOSED POND AREA)  
AREA B = 0.28 ACRES  
AREA C = 0.16 ACRES  
AREA D = 0.06 ACRES  
TOTAL = 5.32 ACRES (42.8% OF 12.44 ACRE DEVELOPMENT PROPERTY)  
H) ZONING OF PARCELS TO THE EAST = R-3  
ZONING OF PARCELS TO NORTH AND WEST = PVM  
ZONING OF PARCELS TO THE SOUTH = VR
- SUMMARY OF PROPOSED DEVELOPMENT PLAN:**  
A) GROSS ACREAGE = 27.9 ± ACRES  
B) NET ACREAGE = 24.1 ± ACRES (EXCLUDES R.O.W.)  
C) NET ACREAGE OF PARCEL B = 12.44 (EXCLUDES R.O.W.)  
D) AREA OF ALL PROPOSED PAVEMENTS = 2.65 ACRES  
E) AREA OF ALL PROPOSED BUILDINGS = 2.25 ACRES  
F) LOT COVERAGE = 39.4% (BUILDINGS + PAVEMENTS)  
G) PROPOSED OPEN SPACE AREAS:  
AREA A = 4.82 ACRES (INCLUDES PROPOSED POND AREA)  
AREA B = 0.28 ACRES  
AREA C = 0.16 ACRES  
AREA D = 0.06 ACRES  
TOTAL = 5.32 ACRES (42.8% OF 12.44 ACRE DEVELOPMENT PROPERTY)  
H) ZONING OF PARCELS TO THE EAST = R-3  
ZONING OF PARCELS TO NORTH AND WEST = PVM  
ZONING OF PARCELS TO THE SOUTH = VR
- PRIVATE ROAD LENGTHS:**  
RIVERLET DRIVE = 605 LF.  
OXBOW LANE = 438 LF.  
WATERMILL DRIVE = 744 LF.  
WATERMILL CIRCLE = 447 LF.
- PARKING REQUIREMENTS:**  
A) MINIMUM REQUIRED 90 DEGREE SPACE PER TOWNSHIP = 9x18' (24' AISLE)  
B) TYPICAL 90 DEGREE PARKING SPACE PROVIDED = 9x18' (20' AISLE)  
C) MINIMUM PARALLEL SPACE PER TOWNSHIP = 9x22'  
D) TYPICAL PARALLEL SPACE PROVIDED = 8' X 22'  
E) NUMBER OF SPACES REQUIRED:  
VP-1 TRANSECT VE TRANSECT  
SINGLE-FAMILY (2 PER DU) 74 70  
MULTI-FAMILY (2.2 PER DU) 36 0  
SUBTOTAL 110 70  
MULTIPLIER 0.60 0.80  
TOTAL REQUIRED 66 56 (122 TOTAL REQUIRED)
- NUMBER OF SPACES PROVIDED:**  
VP-1 TRANSECT VE TRANSECT TOTAL  
GARAGE 101 70 171  
ON-STREET 16 19 35  
OFF-STREET 8 0 8  
TOTAL 125 89 214
- THE ENTIRE PROJECT IS LOCATED IN THE 100-YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS. A PERMIT HAS ALREADY BEEN SUBMITTED TO EGLE FOR FLOODPLAIN FILL AND COMPENSATION CUT.**





## COORDINATE TABLE



## MEMORANDUM

Date: 04.10.25

**TO:** Ada Township Planning Commission  
**FROM:** Department of Planning  
**RE:** **April 17, 2025 – Planned Unit Development (PUD) Amendments – 4900 and 4920 Fulton Street SE – The Caves – (Parcel #s: 41-15-30-300-019 and -020)**

### **Request Overview**

The applicant proposes to amend the existing Planned Unit Development (PUD) approval for this site ("The Caves") with an expansion to include new buildings, revisions to previously-approved (but not constructed) buildings, and related site changes. The applicant also proposed to unify the adjacent parcel at 4900 Fulton (former Anderson site) with the preexisting subject property (4920 Fulton) to a unified development area. The parcel at 4900 contains about 2.27 acres, while the 4920 site has about 4.48 acres, for a combined land area of approximately 6.75 acres. The applicant's request is similar to the previous 2024 application, with some changes to the proposal for site layout and proposed usage allowances.

Specifically, the applicant proposes five new buildings for the site, and use of the former Anderson building (+/- 6,500 square feet), for the existing storage/warehouse spaces with ancillary offices. The proposed site changes include the following:

- Building 12; 3,600 square feet (SF) (60' x 60').
- Building 24; 5,180 SF (70' x 74').
- Building 25; 3,600 SF (40' x 90').
- Building 26-27(north)-27(south); 5,100 SF (#26 and #27(north): 30' x 60' each, and #27(south): 30' x 50').
- Building 28 (\*referred to as Building 29 in some plans): 1,500 SF (30' x 50').
- Driveways accessing the new buildings.
- Proposed outdoor trailer storage adjacent to Buildings 25, 26-27-28, 4 and 5, 6, and 7. All outdoor trailer storage areas will be screened, fully or at least partially, by existing/proposed buildings, except for the one adjacent to Building 7 in the southwest part of the site, although the adjacent site is an existing industrially-used I site, zoned I Industrial.
- Landscape plantings adjacent to the proposed frontage driveway.

Based on Zoning Ordinance requirements [Sec. 78-459(c)(2)b.2.], this proposal requires both Township Planning Commission review and Township Board final action; in effect, this is a request for both preliminary and final PUD approval. Language in this Ordinance section specifies that any increase in the number of buildings requires review of a preliminary plan by the Planning Commission and Township Board.

The site is accessed via a driveway intersecting Fulton Street. The previously-existing Caves property had an access easement through the Anderson site, which also provides access to two other industrial buildings adjacent the subject property (4850 and 4870 Fulton). The property that the common driveway is located on is part of 4900 Fulton, now owned by the applicant.



## **Analysis**

### **Project History**

The PUD for this location was originally approved in 2017, with approval of 11 buildings on the original 4920 site. The applicant then returned to the Planning Commission in October 2022 for a PUD pre-application conference, then again in February 2023 with another pre-application conference. During the previous preapplication conferences, the Planning Commission and Staff identified a number of topics for the applicant to address. The applicant then submitted an application for a PUD amendment later in 2023, but opted to withdraw the request in September, 2023, before it was scheduled for Planning Commission review. The applicant again came to the Planning Commission in 2024, with project review/discussion taking place at the March, April, and May meetings. The application was ultimately withdrawn prior to Township Board review.

At the time of pre-application review, the Commission and Staff discussed a number of items with the applicant, including the proximity of proposed buildings to the front and side lot lines, outside storage, and proposed allowed uses. The applicant has adjusted plans to increase setbacks (as was done in 2024), as well as to place outside trailer storage in areas that have minimal visibility from adjacent properties. As well, the applicant worked with Township Staff to develop an allowed uses list that both parties find acceptable.

### **Zoning Ordinance Requirements**

The proposal does not meet the following Zoning Ordinance requirements:

- Front yard setback; Building 24 and Building 25; 50 feet required; 34.7' setback proposed for #24, and 47.0' setback proposed for #25.
- Side yard setbacks for Buildings 24 and 12; 50 feet required; 35.0' feet proposed for #24, and 47' proposed for #12.
- Rear yard setback for Building 12; 50 feet required; 47.5' feet proposed.

### **Buildings**

The proposed buildings will match the existing Caves structures, and as proposed all meet applicable height requirements. It should also be noted that the applicant renovated the exterior appearance of the Anderson Building so that it matches the other buildings within the Caves development.

The applicant will need to combine the two existing lots, as two of the proposed buildings straddle the existing lot line between the two subject sites. A condition of approval is included regarding this item.

To address the matter of a phasing plan, the applicant has indicated that the buildings will be constructed one at a time in response to tenant demand; the Planning Commission will need to confirm if this is acceptable for phase plan purposes. Staff has no objections to this approach.

### **Utilities**

The applicant proposes to install stormwater drainage improvements to accommodate the new development to accommodate the additional impervious area proposed beyond the originally-approved site plan. The applicant's project engineer has provided documentation to the Township's consulting engineer to verify that the stormwater drainage calculations and detention pond size will accommodate this additional area. A condition of approval is included to address this matter.

Based on previous communications with the Township utilities consultant and Kent County, Staff

has no objection to omitting any restroom count restrictions for this PUD. Well and septic volumes are overseen by the Kent County Health Department, which typically involves overall volume/usage, in lieu of specific bathroom numbers. However, the pre-existing limitations on bathroom and business usage, including no public visits and other restrictions, need to remain a part of this request so as to limit water usage and ensure safe well and septic usage.

It is also important to note that at such time that municipal water and sewer service is provided to the adjacent property to the east (155 Spaulding), the applicant shall be required to connect the subject site to these services. A condition of approval is included to address this topic.

#### Proposed Uses - zoning

Some of the previous (2024) project conversations focused on potential on-site uses at the Caves, especially around fabrication. Since then a workable conclusion to this matter was developed between Staff and the applicant. This involved drafting a hybrid list of allowed uses providing some flexibility for the applicant while retaining regulatory power for the Township. To summarize, the list includes the following:

- Limited on-site worker presence regardless of type of business (except for the 4900 building).
- Light assembly/fabrication.
- Indoor storage and self-storage.
- Contractor offices/workshops
- Research and testing.
- Wholesale and distribution type businesses.

The following prohibitions/limitations would apply as well:

- Food-related activities of any kind.
- Engine/automotive/vehicular repair or service of any kind.
- Manufacturing beyond light/small-scale assembly-fabrication.
- Retail sales.
- Outdoor storage of any materials, etc., other than trailers within the allowed areas specified on an approved site plan.

Finally, the applicant has agreed with the Staff proposal that any proposed uses not specifically listed in the allowed uses categories would be subject to Staff review and approval, and that the owner or Staff would have the right to pursue Planning Commission review, to determine consistency with the approved Planned Unit Development, and approval.

The full use list is identified in the Conditions of Approval for this request.

#### Parking

In communications with the applicant, Staff inquired about proposed parking for individual tenant spaces, and the possibility of providing designated parking spaces for individual vehicles. The applicant indicates that with the relatively limited number of people at the facility (due to the use types), and the relatively wide driveways of 40 – 60 feet, individual parking space designations are not needed. The development, as it has already been partially developed, does have operational history which can be observed, and no existing operational parking issues have been identified at this location. Based on these circumstances, and the applicable controls to this PUD project, Staff has no objections to this.

### Staff Commentary

The following concerns are identified for Planning Commission review:

- The Planning Commission should confirm whether the outdoor trailer parking/storage areas should be paved, in lieu of the proposed gravel (crushed asphalt) surface. This will allow for better overall maintenance and snow removal. Sec. 78-786 of the Zoning Ordinance specifies that parking facilities are to be paved with asphalt or concrete.
- The Planning Commission should determine whether additional landscaping should be provided along the east property line adjacent to Building 24; the Zoning Ordinance does not require landscape buffers between adjacent parcels zoned LI (Light Industrial) and I (Industrial).
- While Staff had noted a previous concern regarding the layout and landscaping along the front edge of the site, it appears that there is enough space for the proposed frontage buffer plantings to be planted and grow in this area.

### PUD/Zoning

The following PUD Standards (Sec. 78-446) are provided to assist the Planning Commission with the applicable criteria for review of such requests. If the Township Planning Commission and Township Board eventually confirm that that this project is approved, the applicant has specific responsibilities for completing the development as detailed in the approved plans.

The PUD Standards of Sec. 78-446 are as follows:

*(c) The PUD regulations provided by this article are intended to:*

- (1) Provide a more desirable environment by preserving open fields, woodlands, wetlands, areas of steep topography, creeks, ponds and similar natural assets;*
- (2) Encourage a creative approach to development design in the township;*
- (3) Encourage an efficient, aesthetic and desirable use of open areas and a reduction in development costs by allowing the developer to avoid and preserve natural obstacles on the site;*
- (4) Encourage preservation of land meeting certain characteristics as permanent open space, by providing a residential density incentive for residential developments in specified zoning districts that are designed to set aside a minimum of 40 percent of the land area in the development as permanent open space;*
- (5) Promote the goals of the township's master plan to maintain the township's rural character, maintain an attractive landscaped corridor along the township's major roadway frontages, maintain the traffic carrying capacity of the township's major roadways, and protect environmentally-sensitive areas; and*
- (6) Provide the township with a higher degree of control over the types of uses and design details of development in locations where application of traditional zoning requirements may not be appropriate.*

*(d) The provisions of this article are not intended to be used solely to avoid the otherwise applicable requirements of this chapter, including the provisions of any other zoning districts established by this chapter. For residential PUDs, it is not the intent of this article to permit higher density in a PUD than is reasonably and realistically achievable in conformance with the conventional zoning district standards of this chapter, as demonstrated by the alternative plan submittal required by this article, unless the PUD plan more effectively achieves the purposes and intent of the PUD regulations, as stated herein.*

## **Conclusion & Recommendation**

Staff has no objections to the approval of this request based on the applicable standards. Staff recommends that if the Planning Commission moves to recommend approval of this PUD, it be based on findings of fact that the request is consistent with the applicable PUD Standards, and based on the following conditions of approval:

1. The approved PUD Plan shall be carried out in substantial conformance with the plans prepared by Callen Engineering, Inc., as follows:
  - Existing Conditions Plan; Site Plan; Grading, Drainage, and SESC Plan, all dated 03-13-25, by Bruce A. Callen/Callen Engineering, Inc.
  - Cross Sections, Notes, and Details Plan; dated 03-13-25, by Bruce A. Callen/Callen Engineering, Inc.
  - Landscape Plan, dated 3-13-25, by Bruce A. Callen/Callen Engineering, Inc.
  - to be revised and approved by Staff prior to Township Board consideration.
  - Phasing Plan (date to be determined), to be reviewed and approved by Staff prior to Township Board consideration.
2. That the uses permitted in the PUD shall be limited to uses permitted by right in the Industrial (I) district, with the following additional restrictions/limitations:
  - Light assembly, Light or small-scale fabrication with on-site staff/worker presence of no more than 3 people per unit. Light fabrication to be assembly/conversion/manufacture of already processed raw materials into products, where the operation aspects of these processes and the materials to be used will not cause impacts on surrounding areas or the community overall. Examples include, but not be limited to artisan/craft products, clothing and fabrics, furniture and fixtures, cabinetry, media production, printing/publishing and the like. This limitation shall not apply to the building at 4900 Fulton.
  - Contractor offices/workshops, with on-site staff/worker presence of no more than 3 people per unit. This limitation shall not apply to the building at 4900 Fulton.
  - Indoor storage and self-storage.
  - Outdoor trailer storage in designated areas only as shown on approved site plan.
  - Research and testing.
  - Wholesale/Distribution type business with no retail

The following uses are specifically prohibited in this PUD:

- Production, sales, storage, or distribution of any food or beverage products.
- Engine/automotive/vehicular service, repair, of any kind.
- Manufacturing or anything beyond light or small-scale Fabrication, of any kind.
- Uses that require water usage as part of assembly activities.

- On-site retail sales of any kind.
- Outdoor storage of any materials, etc.
- Vehicle fleet storage, maintenance and fueling facilities.
- Churches.
- Day care centers.
- Public and private use heliports.
- Antenna towers and masts for cellular phone and other personal communications services.

The Township, through its Zoning Administrator, reserves the right to review and any proposed uses not specifically identified in the I District or in the categories noted herein, and either approve or deny such uses based on consistency with the PUD. The applicant, and/or the Zoning Administrator, may refer such proposals to the Planning Commission to approve or deny the request based on consistency with the PUD.

3. Prior to the issuance of any permit, the applicant shall obtain a stormwater permit from the Township, and shall obtain Township Engineer approval of the proposed stormwater plan.
4. Permits for on-site potable well and on-site waste disposal system shall be issued by the Kent County Health Department, prior to issuance of any building permits.
5. Building wall-mounted exterior lighting shall be limited to one fixture per unit service entry door, plus one additional fixture per building at a location determined by the applicant, with the exception that no fixtures shall be installed along the east wall of buildings along the east edge of the property. All fixtures, whether wall-mounted on buildings or freestanding, shall be full horizontal cutoff fixtures mounted in a vertical downward position. No light shall spill over onto adjacent properties.
6. Prior to the issuance of any permits, the applicant shall complete a lot combination request to merge 4900 and 4920 Fulton.
7. At such time that municipal water and sewer service is provided to the adjacent property to the east (155 Spaulding), the applicant shall be required to connect the subject site to these services within one year.
8. No signs are approved with this request.



TOWNSHIP

## PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

An application fee and escrow deposit must accompany this form.

## Applicant Information:

Name: THE CAVESAddress: 2946 WOODLIFF CTRPhone Number: 616-644-7514 Email: \_\_\_\_\_

Property Owner Name and Address (if different than above): \_\_\_\_\_

## Property Information:

Property Address: 4920 FULTON E.Parcel Number: 41 - 15-30-300-020 & 019Current Zone District Classification: P40 / IND.Name of Project: THE CAVES

Summary Description of Project: \_\_\_\_\_

THE CAVE - STORAGE & SMALL BUSINESS BUILDINGS

- Type of Application: ☐ Pre-Application Conference - (application fee \$50.00)
- ☒ Preliminary PUD or Revised Preliminary PUD - (application fee \$500.00)
- ☐ Final PUD - (application fee \$250.00)
- ☐ Revised Final PUD - (application fee \$250.00)

**Note: Electronic file/pdf is required on all applications (submit via email).**

I (we), the undersigned, do hereby make application and petition the Township to amend the Ada Township Zoning Ordinance and associated zoning map and also hereby grant permission to Ada Township and its officials and staff to enter upon the subject property for purposes of review and evaluation of this request.

Applicant's Signature(s): \_\_\_\_\_ Date: \_\_\_\_\_

 Property Owner's Signature(s): \_\_\_\_\_ Date: 3-13-25  
 (If different than above)

TO BE COMPLETED BY ADA TOWNSHIP PLANNING DEPARTMENT

Application Received: 3-14-2025 Initial: eh  
mm / dd / yy

Application Fee of \$ 500.00 Received: 3/14/2025 Initial: KM Check # 178 Receipt # 383963  
mm / dd / yy

Escrow Deposit of \$ \_\_\_\_\_ Received: \_\_\_\_\_ Initial: \_\_\_\_\_ Check # \_\_\_\_\_ Receipt # \_\_\_\_\_  
mm / dd / yy

Updated 12/21/2023

(f:/users/planzone/app&amp;forms/app templates)

7330 Thornapple River Drive, P.O. Box 370, Ada, MI 49301 | 616.673.9191 | adatownshipmi.com

RECEIVED

MAR 13 2025

PLANNING & ZONING  
ADA TOWNSHIP

## **Plan review Overview:**

Ada Planning Commission: (4-17-25)

First, I want thank Ada Staff for a renewed interest and working with us on our new proposed plan we will be reviewing tonight. I think we have finally been able to come up with a plan that we can all agree on.

We are back before you tonight with a revised plan. I have lost count how many times we have been before you in reference to our expansion plan.

To follow are points needed to move forward:

### **1. Building Setbacks:**

After the last meeting the planning commission was ready to approve and now staff is in agreement with the proposed setback on our current plan before you.

Reduced setbacks on buildings 12 and 24.

### **2. Permitted Uses: PUD Amendment**

- The PUD would allow the following types of uses:
  - Light assembly, Light or small-scale fabrication with on-site staff/worker presence 2-3 people per unit. Light fabrication to be assembly/conversion/manufacture of already processed raw materials into products, where the operation aspects of these processes and the materials to be used are not likely to cause significant impacts on surrounding areas or the community overall. Examples include, but not be limited to artisan/craft products, clothing and fabrics, furniture and fixtures, cabinetry, media production, printing/publishing and the like.
  - Contractor offices/workshops, with similar on-site worker presence limits as light assembly.
  - Indoor storage and self-storage.
  - Outdoor trailer storage in designated areas only that have minimal (or no) views from Fulton Street or adjacent properties.
  - Research and testing.
  - Wholesale / Distribution type business with no retail
- The PUD would prohibit of the following types of uses:
  - Food-related activities, including processing, manufacturing, baking, preparation, etc., of any kind.
  - Engine/automotive/vehicular service, repair, of any kind.
  - Manufacturing or anything beyond light or small-scale Fabrication, of any kind.
  - Uses that require water usage as part of assembly activities.
  - On-site retail sales of any kind.
  - Outdoor storage of any materials, etc. other than what is specifically approved (i.e. trailers as noted above).
- The 4900 Building is a different type of building verses the other buildings within the PUD and thus would allow for a greater number of employees and greater capacity in most all areas. In Addition, is

more of a Light Industrial use building, within the PUD also allowing for Administrative Offices as well as the above uses.

- PUD would reserve the right for the Township Staff (Zoning Administrator) to review any uses not specifically listed in the categories noted above, to determine whether they are consistent with the allowed uses. If they are not (in Staff's view), Staff has the right to deny such uses, and the applicant/property owner then has the right to appeal this decision to the Zoning Board of Appeals (based on their role as interpreters of the Zoning Ordinance), or possibly the Planning Commission (as the ones that reviewed the PUD).

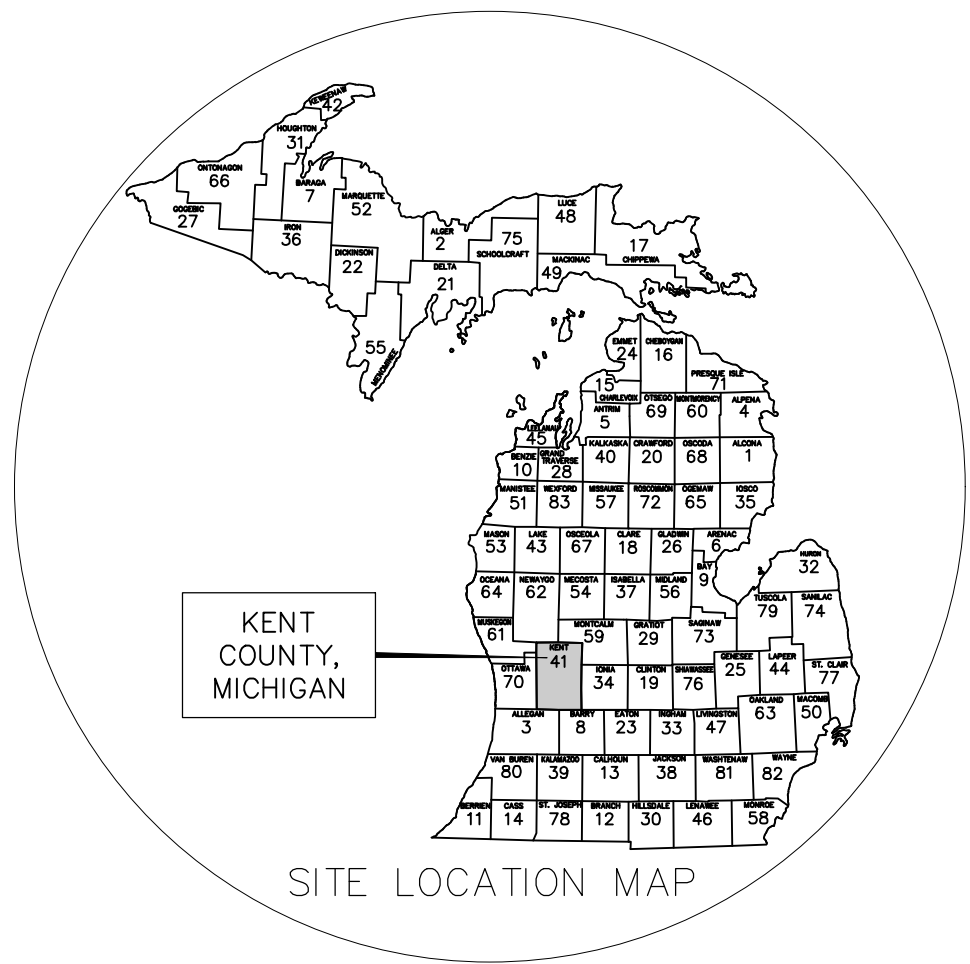
### **3. Outdoor parking:**

We have identified 5 trailer parking spots throughout the site. These spots are within the interior of the site and will not be visible from Fulton. Each space will be leased together with a Unit. Based on our pre-meeting we were able to agree on these locations to be used for trailer parking.

We look forward moving forward with our expansion plans in Ada.

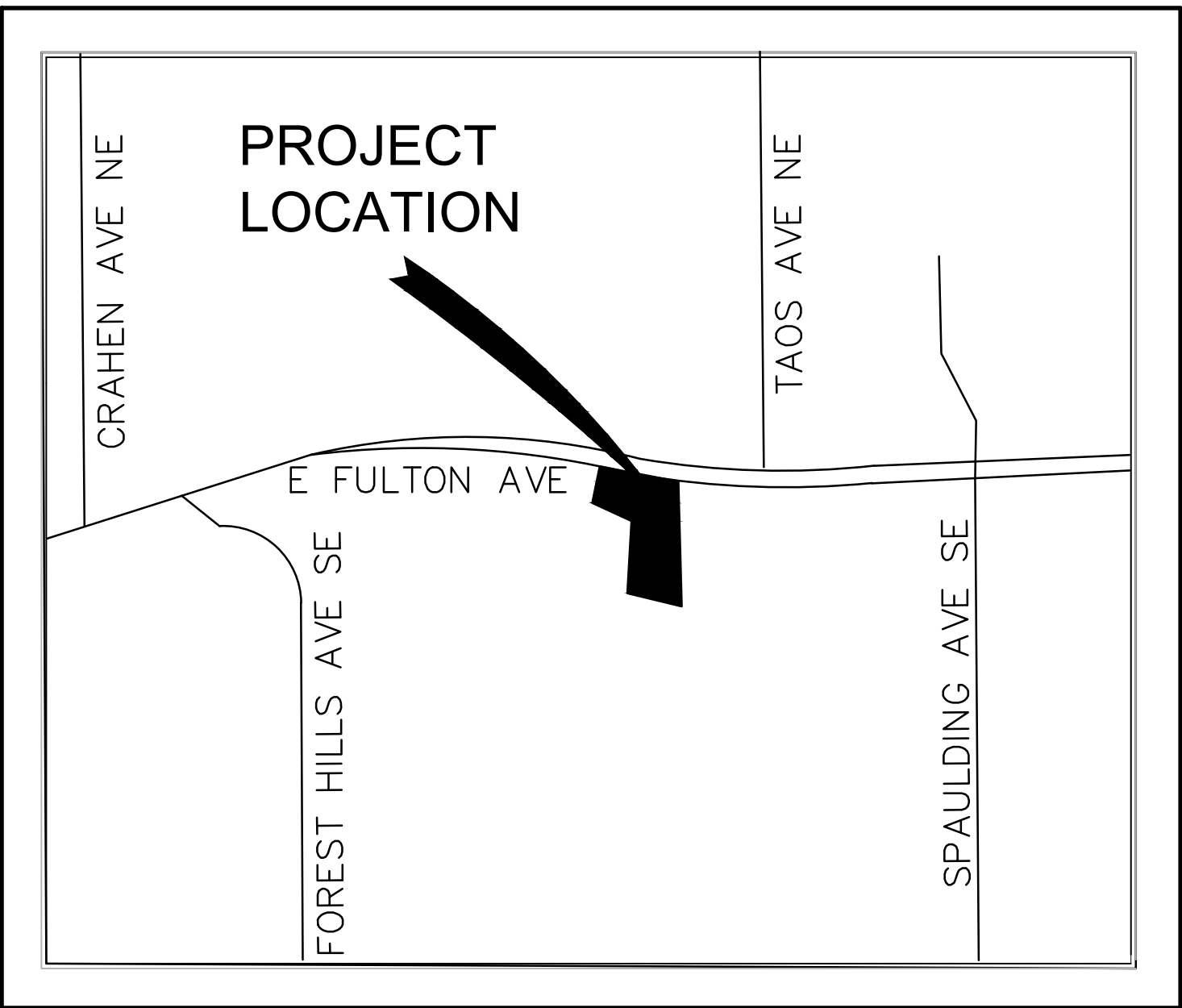
Tom Reed  
The Caves, LLC  
616-644-7514





**THE CAVES - PHASE 2  
GARAGE UNITS  
4900 - 4920 FULTON STREET EAST  
ADA, MICHIGAN 49301**

INDEX OF SHEETS	
CS	TITLE SHEET
C0.1	EXISTING CONDITIONS-REMOVALS PLAN
C1.0	SITE PLAN
C2.0	GRADING AND DRAINAGE PLAN
C3.0	X-SECTIONS, NOTES AND DETAILS
L1.0	LANDSCAPE PLAN



**Know what's below.  
Call before you dig.**

For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.

**BENCH MARKS:**

- BM1 SPIKE IN SOUTH SIDE OF POWER POLE, SW OF BUILDING  
#4900, FULTON ST.  
ELEV. 750.87'
- BM2 NORTHWEST CORNER OF 4' WIDE CONCRETE PAD, ON WEST  
SIDE, AT MAIN ENTRANCE TO BUILDING #4900 FULTON ST.  
ELEV. 762.61'

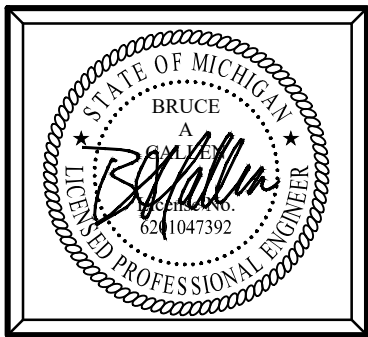
**PROJECT LOCATION**

**SECTION 30, T7N, R10W,  
ADA TOWNSHIP,  
KENT COUNTY, MICHIGAN**

**OWNER**

**THE CAVES, LLC  
2946 WOODCLIFF CIRCLE  
GRAND RAPIDS, MICHIGAN 49506  
PHONE: 616-644-7514**

PRELIMINARY - NOT FOR CONSTRUCTION

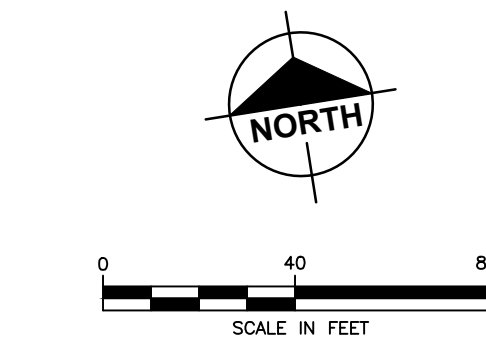
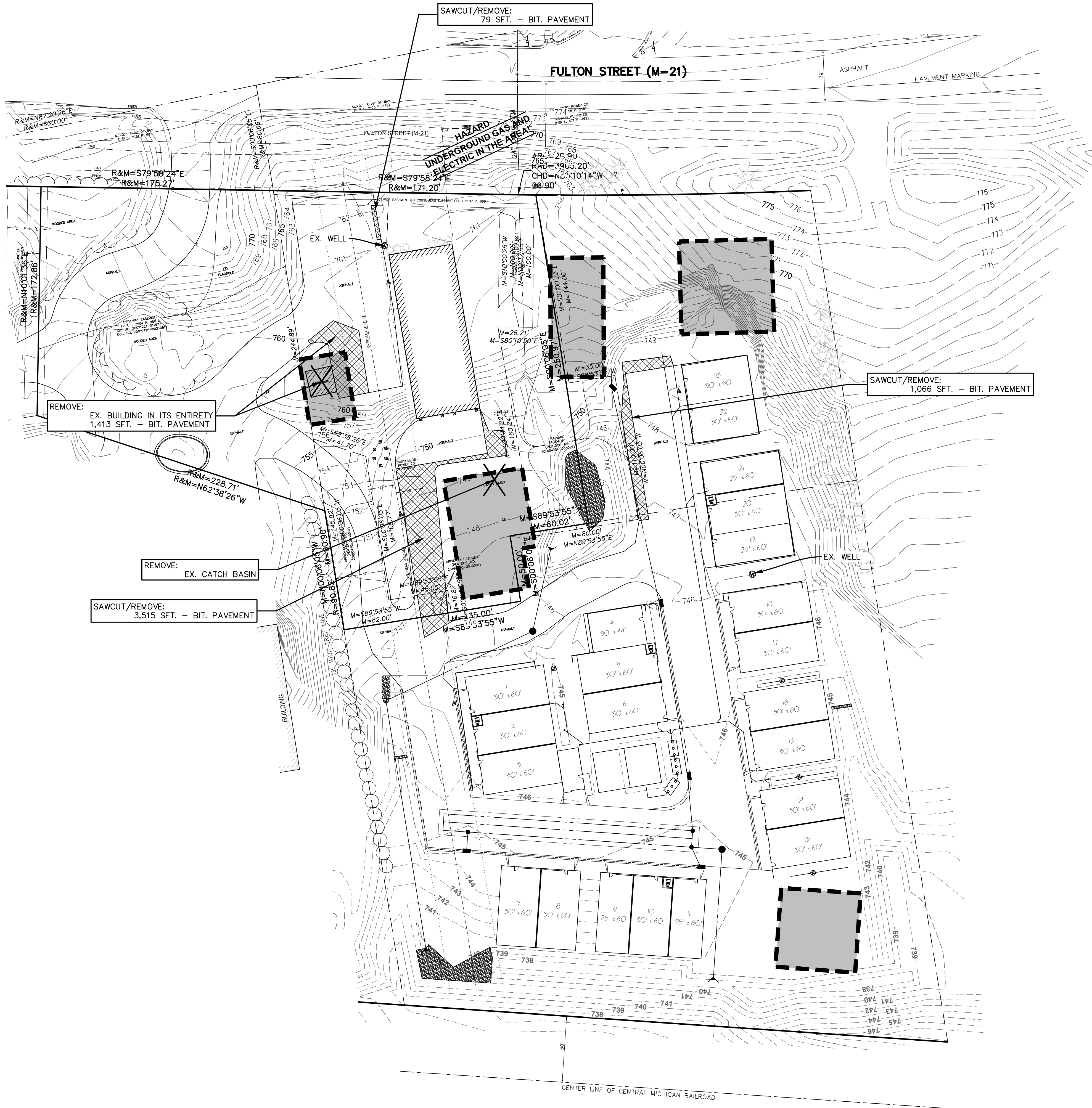


Plan Prepared By:  
Bruce A. Callen, PE  
Callen Engineering, Inc.  
108 E. Savidge St.  
Spring Lake, Michigan 49456

Tel: 616-414-5260  
email: bcallen@callenengineering.com  
DATE OF PLAN: 03-13-25

ISSUANCES	
SITE PLAN REVIEW	03-13-25
REVISIONS	
DESIGNED BY:	
 <b>Callen Engineering, Inc.</b> 108 East Savidge Street Spring Lake, MI 49456 T:616.414.5260 www.callenengineering.com	
Drawn by <b>J.W.C.</b> Engineer	Check <b>A.J.B.</b>
Callen Engineering Project No.	
<b>023 - REED - THE CAVES PHASE 2</b>	<b>CS</b>

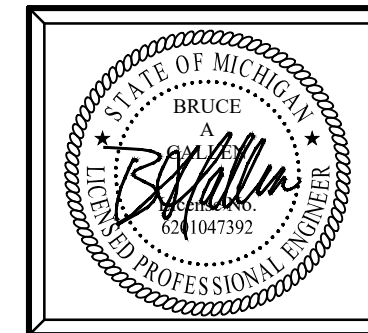




REMOVALS LEGEND

- PROPOSED BUILDING FOOTPRINT
- PAVEMENT REMOVAL AREA
- CONCRETE REMOVAL AREA
- REMOVAL ITEM

PRELIMINARY - NOT FOR CONSTRUCTION



Plan Prepared By:  
Bruce A. Callen, PE  
Callen Engineering, Inc.  
108 E. Savidge St.  
Spring Lake, Michigan 49456  
Tel: 616-414-5260  
email: bcallen@callenengineering.com

For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.

Property Address 1: 4900 Fulton St. SE  
Ada Township, Michigan 49301

Property Address 2: 4920 Fulton St. SE  
Ada Township, Michigan 49301

Parcel Numbers:  
41-15-30-300-019  
41-15-30-300-020

Property Description 1:  
411530300019 PART OF SWFRL 1/4 COM 660.0 FT N 87D 20M 26S E ALONG E&W 1/4 LINE & 80.66 FT S OD 06M 05S E TO S LINE OF HWY M-21 FROM W 1/4 COR TH S 79D 58M 24S E ALONG SD S LINE 171.20 FT TH ELY 26.90 FT ALONG A 3905.20 FT RAD CURVE TO LT /LONG CHORD BEARS S 80D 10M 14S E 26.90 FT TH S OD 06M 05S E 250.97 FT TH S 89D 53M 55S W 60.02 FT TH S OD 06M 05S E 50.0 FT TH S 89D 53M 55S W 135.0 FT TH N OD 06M 05S W 90.82 FT TH N 62D 38M 26S W 228.71 FT TH N 10D 01M 36S E 172.86 FT TO S LINE OF HWY M-21 TH S 79D 58M 24S E ALONG SD S LINE 175.27 FT TO BEG \* SEC 30 T7N R10W 2.27 A. SPLIT ON 07/31/2007 FROM 41-15-30-300-011, 41-15-30-300-015; SPLIT/COMBINED ON 10/13/2016 FROM 41-15-30-300-017;

Property Description 2:  
411530300020 PART OF SWFRL 1/4 COM 660.0 FT N 87D 20M 26S E ALONG E&W 1/4 LINE & 80.66 FT S OD 06M 05S E FROM W 1/4 COR TH N 89D 53M 55S E 135.0 FT TH N OD 06M 05S W 50.0 FT TH N 89D 53M 55S E 60.02 FT TH N OD 06M 05S W 250.97 FT TO S LINE OF HWY M-21 TH ELY 207.40 FT ALONG A 3905.20 FT RAD CURVE TO LT /LONG CHORD BEARS S 81D 53M 22S E 207.38 FT TH S OD 06M 05S E 650.97 FT TH N 77D 04M 20S W ALONG N LINE OF CENTRAL MICHIGAN RR RW 410.85 FT TH N OD 06M 05S W 287.0 FT TO BEG \* SEC 30 T7N R10W 4.48 A. SPLIT ON 07/31/2007 FROM 41-15-30-300-011, 41-15-30-300-015; SPLIT/COMBINED ON 10/13/2016 FROM 41-15-30-300-017;

Property Owner:  
Reed Investment Group, LLC  
2946 Woodcliff Circle  
Grand Rapids, Michigan 49504

Acreage Property 1: 2.26 Acres (98,446 SFT)

Acreage Property 2: 4.48 Acres (195,148 SFT)

Property 1 Zoning: Industrial

Setbacks:  
Front: 50 ft  
Side: 50 ft  
Rear: 50 ft

Maximum Allowable Building Height: 65 ft

Property 2 Zoning: Industrial / PUD

Setbacks:  
Front: 50 ft  
Side: 50 ft  
Rear: 50 ft

Maximum Allowable Building Height: 65 ft

**Callen Engineering, Inc.**  
108 East Savidge Street  
Spring Lake, MI 49456  
T. 616.414.5260  
www.callenengineering.com

**callen**  
civil engineers

**THE CAVES, LLC.**  
2946 WOODCLIFF CIRCLE  
GRAND RAPIDS, MICHIGAN 49506  
616-644-7514

NO.	ISSUANCE / REVISION	BY	DATE
1	SITE PLAN REVIEW	B.A.C.	03-13-25

REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

**THE CAVES - PHASE 2**  
4900 FULTON STREET EAST  
ADA TOWNSHIP  
KENT COUNTY, MICHIGAN  
EX. CONDITIONS PLAN

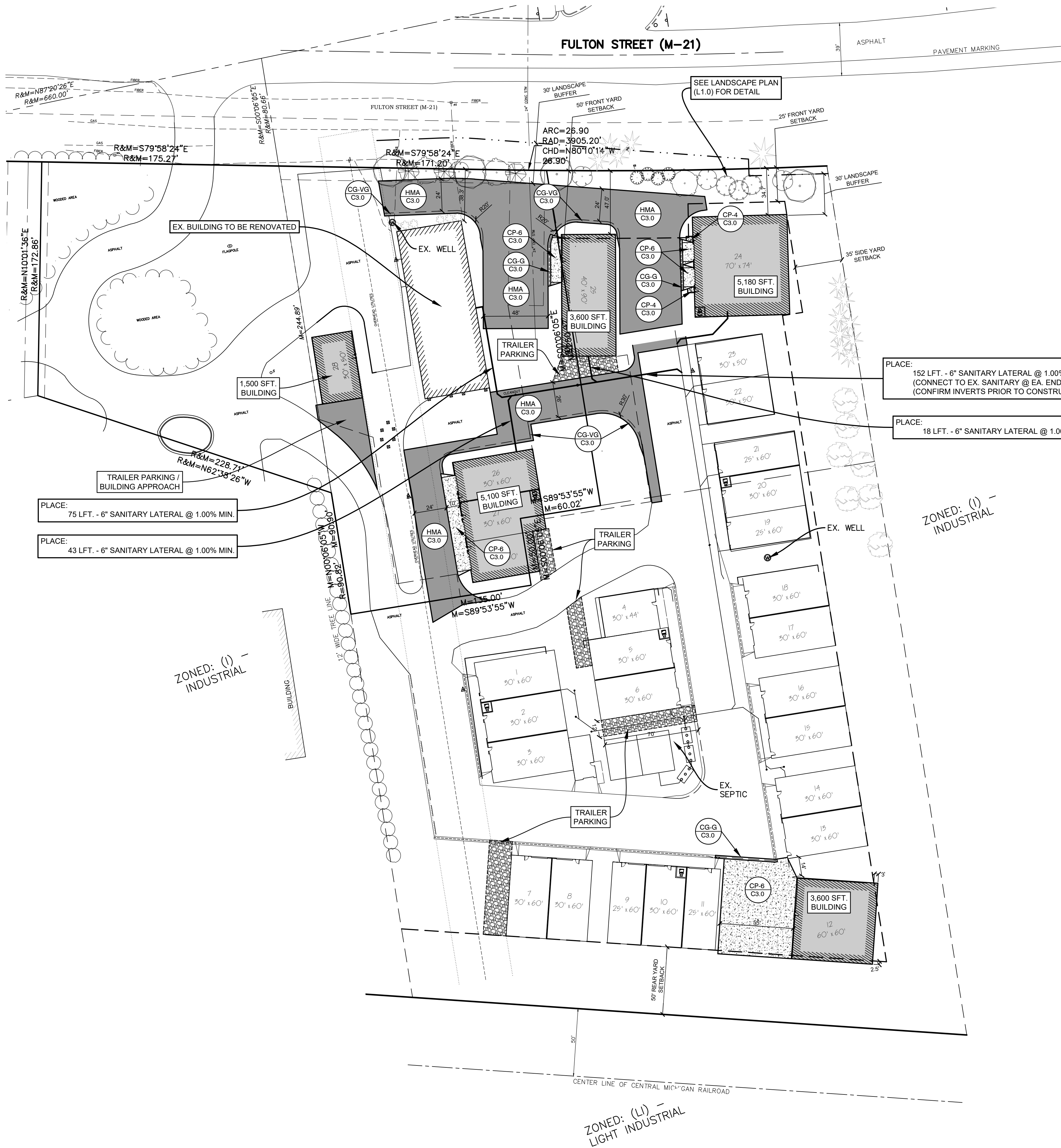
DRAWN BY	DATE
J.W.C.	AUG '23
ENGINEER	DATE
B.A.C.	AUG '23
EDIT	DATE

SCALE
DRAWING PLOT SCALE

AS NOTED	1:1
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PROJECT	023 REED - THE CAVES PH2
SHEET NO.	C0.1



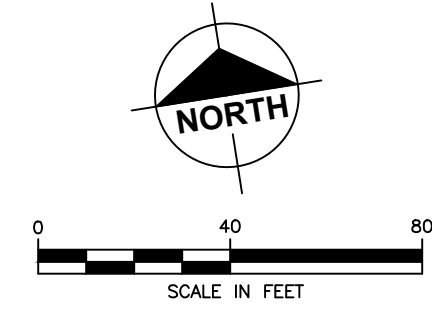


- GENERAL NOTES
- PROJECT INCLUDES CONSTRUCTION OF SEVEN (7) GARAGE UNITS IN FIVE (5) SINGLE-STORY BUILDINGS, PARKING, UTILITIES, WELL AND SEPTIC AND STORM WATER DRAINAGE FACILITIES.
  - THE DEVELOPMENT SHALL BE SERVED BY EXISTING WELL AND SEPTIC FACILITIES.
  - ACCESS TO THE DEVELOPMENT SHALL BE VIA ONE (1) EXISTING DRIVEWAY ONTO FULTON STREET EAST.
  - STORM DRAINAGE SHALL BE DETAINED ON SITE AND RELEASED AT A CONTROLLED, PRE-DEVELOPMENT RATE TO AN EXISTING DRAINAGE COURSE AT THE SOUTH END OF THE PROPERTY.
  - PARKING AND DRIVE AREAS SHALL BE PAVED WITH BITUMINOUS PAVEMENT.
  - PROPOSED SITE LIGHTING SHALL CONSIST OF WALL-MOUNTED FIXTURES, DIRECTED TO INHIBIT LIGHTING BEYOND PROPERTY LIMITS, MEETING THE REQUIREMENTS OF APPLICABLE SECTIONS OF THE ADA TOWNSHIP ZONING ORDINANCE.
  - LANDSCAPING AND SCREENING SHALL MEET THE REQUIREMENTS OF ADA TOWNSHIP ZONING ORDINANCE.

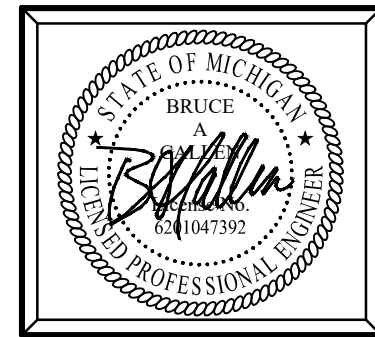
LAND USE TABLE					
TOTAL LAND AREA:	294,026	SFT	6.75	ACRES	
IMPERVIOUS AREA	161,202	SFT	54.8%		
PERVIOUS AREA	132,824	SFT	45.2%		
		IMPERVIOUS AREA		PERVIOUS AREA	
		BUILDINGS	PAVEMENTS	SIDEWALKS	LANDSCAPED AND LAWN AREA
		65,440	87,045	8,717	132,824
		22.3	%	29.6	%

PROPOSED FEATURES LEGEND

- NEW LIGHT DUTY CONCRETE SIDEWALK AREA
- NEW HMA PAVEMENT AREA
- NEW HEAVY DUTY CONCRETE PAVEMENT AREA
- CRUSHED ASPHALT SURFACE AREA



PRELIMINARY - NOT FOR CONSTRUCTION



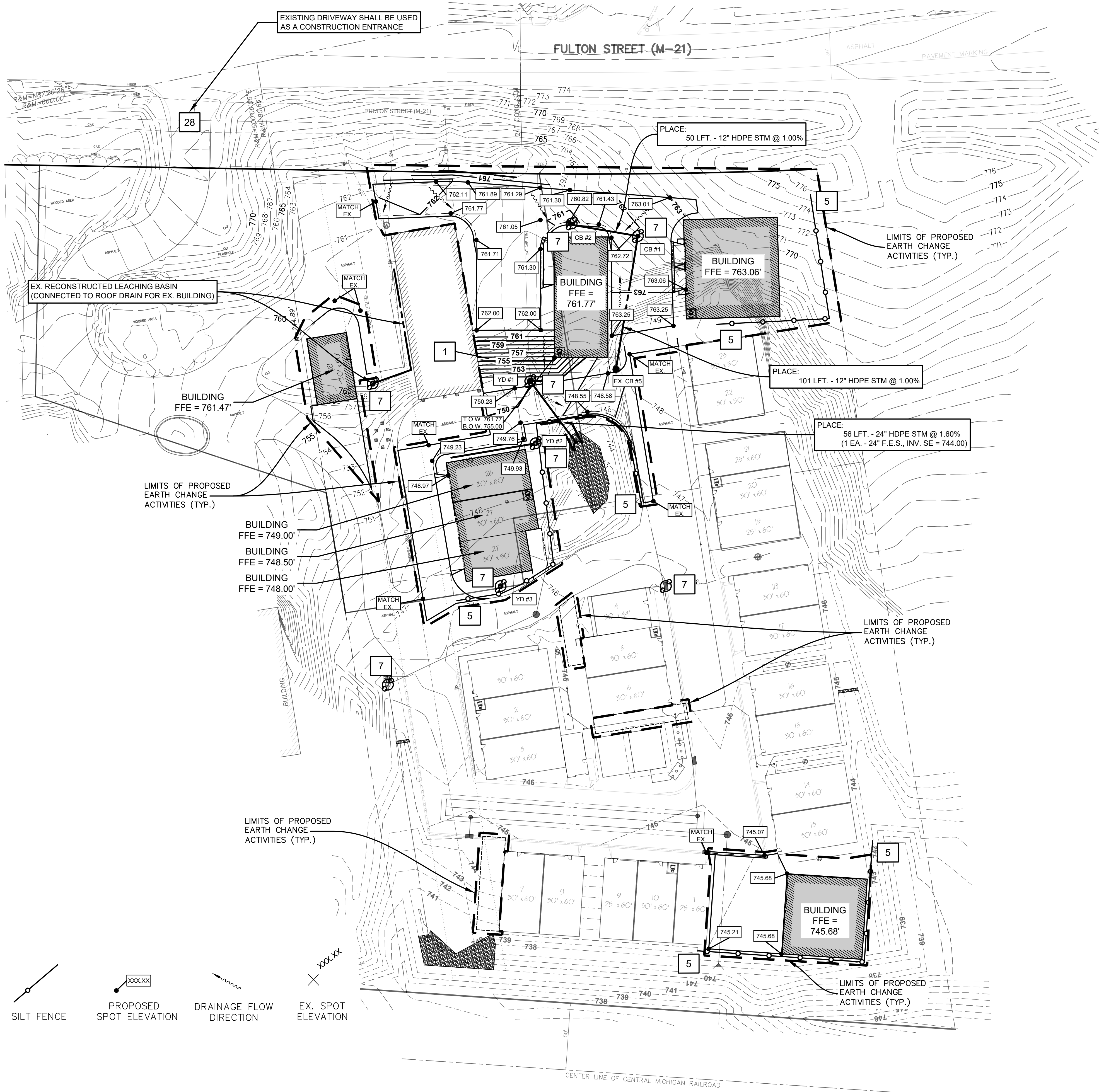
Plan Prepared By:  
Bruce A. Callen, PE  
Callen Engineering, Inc.  
108 E. Savidge St.  
Spring Lake, Michigan 49456  
Tel: 616-414-5260  
email: bcallen@callenengineering.com

For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.

DATE OF PLAN: 03-13-25

NO.	DATE	BY	REVISION /
1	03-13-25	B.A.C.	SITE PLAN REVIEW





- SILT FENCE  
PROPOSED SPOT ELEVATION  
DRAINAGE FLOW DIRECTION  
EX. SPOT ELEVATION

**SUBSURFACE CONDITIONS**

Contractor(s) shall familiarize themselves with the information and findings presented in the Geotechnical Evaluation Report prepared by Soils & Structures dated Jun. 29, 2016.  
Soils & Structures Project No. 2016.0604

EROSION CONTROL MEASURES			
KEY	SESC MEASURE	SYMBOL	WHERE USED
1	Seeding		When bare soil is exposed, temporarily or permanently, to erosive forces from wind and/or water on flat areas, mild slopes, grassed waterways and spillways, diversion ditches and dikes, borrow and stockpile areas, and spoil piles.
2	Mulch		On flat areas, slopes, grassed waterways and spillways, diversion ditches and dikes, borrow and stockpile areas, and spoil piles when areas are subject to raindrop impact, and erosive forces from wind or water.
4	Trees, Shrubs, Vines and Ground Cover		When bare soil or recently vegetated slopes are exposed to erosive forces from wind and/or water.
5	Perimeter Sediment Control Measures (Silt Fence, Straw Wattles, etc.)		As a temporary measure used to capture sediment from sheet flow. May also divert small volumes of sheet flow to protected outlets.
7	Storm Drain Inlet Protection		Around the entrance to a catch basin or an inlet that will capture runoff from an earth change activity.
28	Stone Construction Access		At locations where construction equipment will enter and exit the drain easement and tracking of soil is anticipated.

\*SESC MEASURES SHALL COMPLY WITH MICHIGAN ASSOCIATION OF COUNTY DRAIN COMMISSIONERS SESC MANUAL SPECIFICATIONS

**STORM STRUCTURE NOTES**

STORM SEWER LENGTHS PROVIDED ARE MEASURED FROM CENTER OF STRUCTURE. RIM ELEVATIONS ARE MEASURED AT EDGE OF METAL.

STORM SEWER SHALL BE WATER-TIGHT, SOLID-WALL HDPE OR APPROVED EQUAL, UNLESS INDICATED ON THE PLANS.

MANHOLES AND CATCH BASINS SHALL BE IN ACCORDANCE WITH MDOT STANDARD SPECIFICATIONS. CATCH BASINS SHALL INCLUDE 2-FT SUMP.

CONNECTIONS TO MANHOLES SHALL BE MADE WITH A RESILIENT CONNECTOR FOR PIPE DIAMETERS 24 INCHES OR LESS.

MANHOLE RIM ELEVATIONS SHALL BE SET 1/4" BELOW PLAN GRADE.

CATCH BASIN RIM ELEVATIONS SHALL BE SET 1 3/8" BELOW PLAN GRADE.

ALL CURB DIMENSIONS ARE MEASURED FROM EDGE OF METAL.

THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND DEPTH OF EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONFLICTS IN GRADES SHALL BE REPORTED TO ENGINEER AND ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO OWNER.

**SESC NOTES**

TOTAL DISTURBED AREA: 79,166 SFT (1.82 ACRES)

ADDITIONAL EROSION CONTROL MEASURES NOT SHOWN ON THE SITE PLAN MAY BE NECESSARY AS SITE WORK PROGRESSES. PERMITTEE IS RESPONSIBLE FOR ALL MEASURES NECESSARY TO PREVENT OFFSITE SEDIMENTATION.

GEOTEXTILE SILT FENCE AND ALL CATCH BASIN PROTECTION MEASURES SHALL BE PROPERLY PLACED AS SHOWN ON PLANS AND AS NEEDED TO RETAIN SOILS ON SITE. PERIODIC MAINTENANCE AND INSPECTION OF SESC MEASURES IS REQUIRED FOR PROPER EFFECTIVENESS.

STABILIZE SITE AS SOON AS POSSIBLE.

**STORM STRUCTURE SCHEDULE (THIS SHEET)**

CB#1 (4' DIA) RIM = 760.82 FT  
(COVER: EJIW 1045 W/ M1 GRATE OR A.E.)  
12" INV. (NW) = 756.82 FT (SOLID WALL HDPE @ 1.00%)  
12" INV. (SW) = 744.61 FT (SOLID WALL HDPE @ 1.00%)

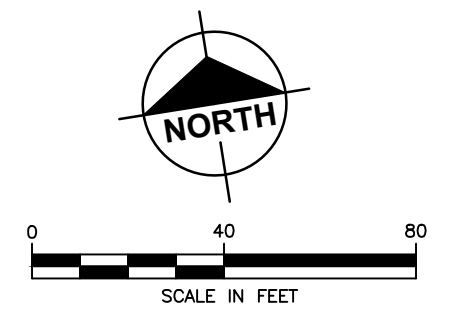
CB#2 (2' DIA) RIM = 760.82 FT  
(COVER: EJIW MDOT R-15 W/ TYPE K COVER OR A.E.)  
12" INV. (SE) = 757.32 FT (SOLID WALL HDPE @ 1.00%)

EX. CB#5  
REPLACE CASTING W/ EJIW 1045 W/ SOLID COVER OR A.E.  
12" INV. (NE) = 743.80 FT (SOLID WALL HDPE @ 1.00%)  
EX. 15" INV. (S) = 743.50 FT  
(CONFIRM INVERTS PRIOR TO CONSTRUCTION)

YD#1 (4' DIA) RIM = 749.80 FT  
(EJIW 1045Z W/ O2 GRATE (BEEHIVE) OR A.E.)  
24" INV. (SE) = 744.90 FT (SOLID WALL HDPE @ 1.60%)

YD#2 (4' DIA) RIM = 748.80 FT  
(EJIW 1045Z W/ O2 GRATE (BEEHIVE) OR A.E.)  
MINIMUM BOTTOM = 742.80'

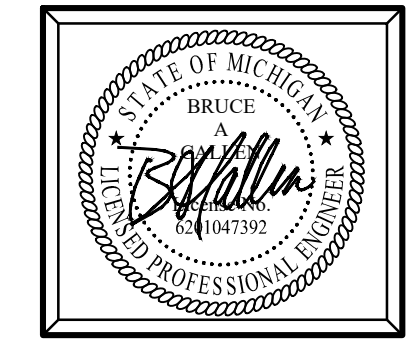
YD#3 (4' DIA) RIM = 746.00 FT  
(EJIW 1045Z W/ O2 GRATE (BEEHIVE) OR A.E.)  
MINIMUM BOTTOM = 740.00'



PRELIMINARY - NOT FOR CONSTRUCTION



Know what's below.  
Call before you dig.



Plan Prepared By:  
Bruce A. Callen, PE  
Callen Engineering, Inc.  
108 E. Savidge St.  
Spring Lake, Michigan 49456  
Tel: 616-414-5260  
email: bcallen@callenengineering.com

For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 or 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.

DATE OF PLAN: 03-13-25

Callen Engineering, Inc.  
108 East Savidge Street  
Spring Lake, MI 49456  
T. 616.414.5260  
www.callenengineering.com



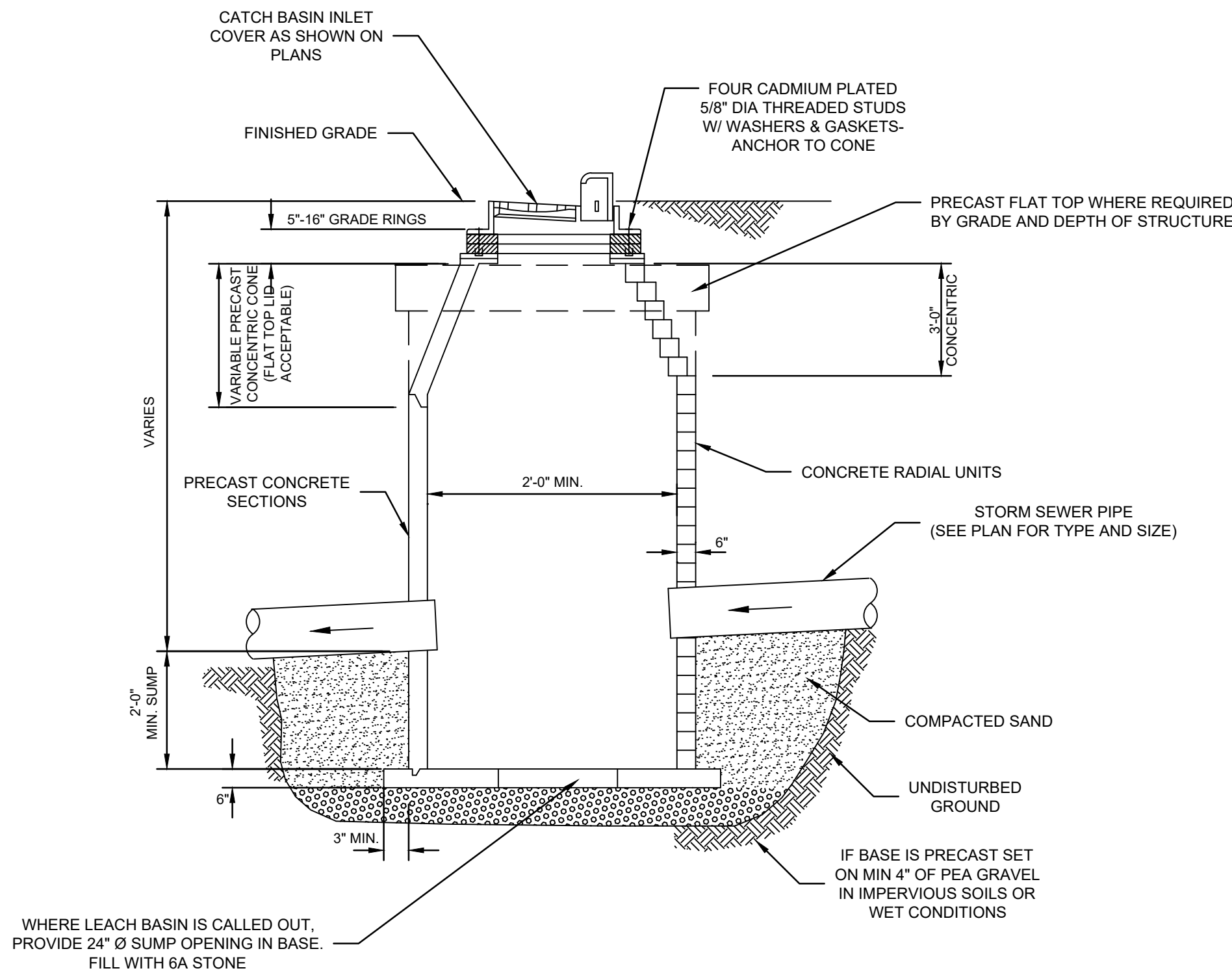
THE CAVES, LLC.  
2946 WOODCLIFF CIRCLE  
GRAND RAPIDS, MICHIGAN 49506  
616-644-7514

NO.	DATE	BY	ISSUANCE / REVISION
1	03-13-25	B.A.C.	SITE PLAN REVIEW

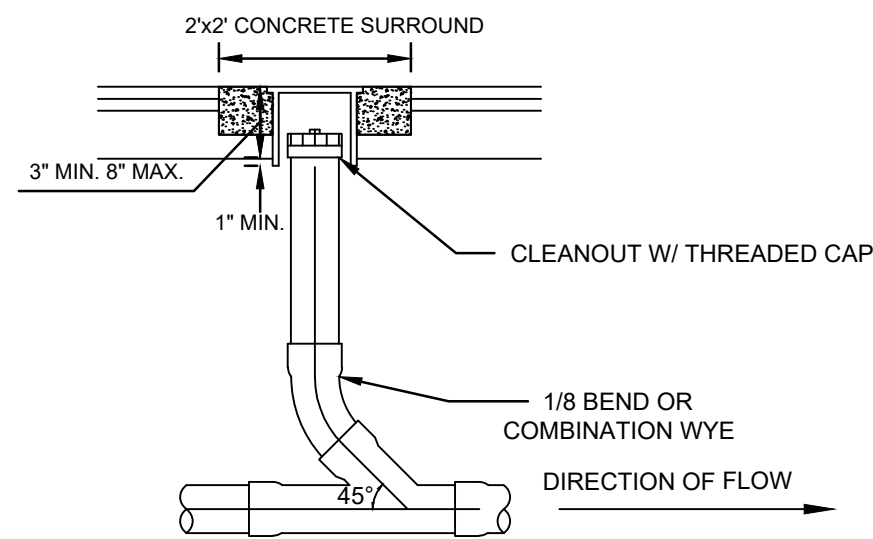
THE CAVES - PHASE 2  
4900 FULTON STREET EAST  
ADA TOWNSHIP  
KENT COUNTY, MICHIGAN  
GRADING, DRAINAGE AND SESC PLAN

DRAWN BY J.W.C.	DATE AUG '23
ENGINEER A.J.B.	DATE AUG '23
EDIT J.W.C.	DATE MAR '25
SCALE DRAWING AS NOTED	PLOT SCALE 1:1
PROJECT 023 REED - THE CAVES PH2	SHEET NO. C2.0

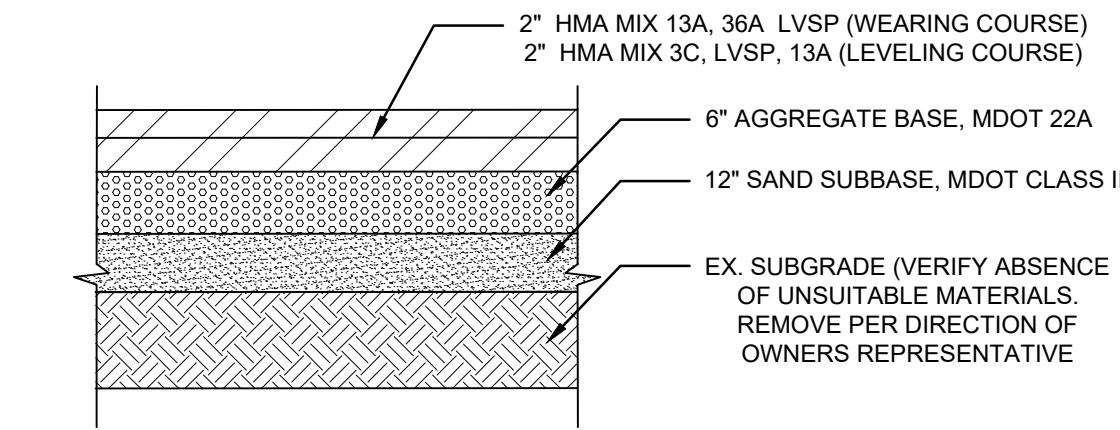




**CATCH BASIN DETAIL**  
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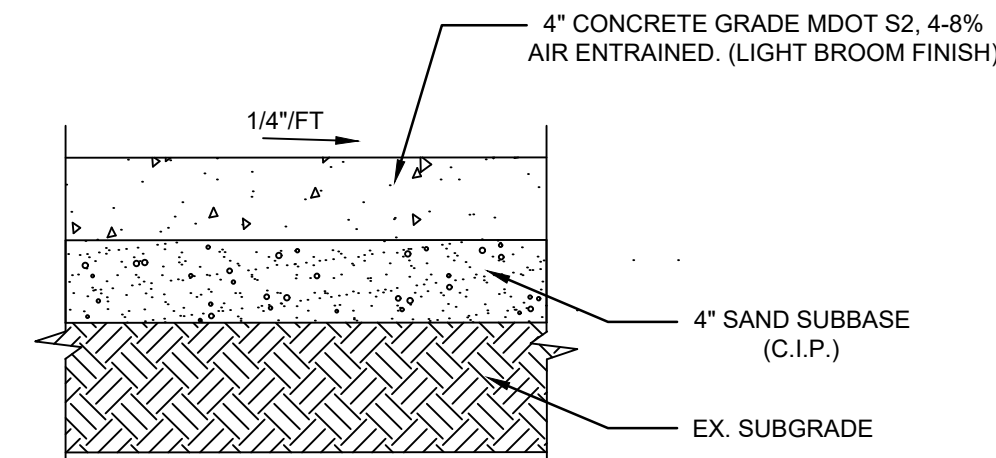


**SANITARY LATERAL CLEAN-OUT**  
NO SCALE



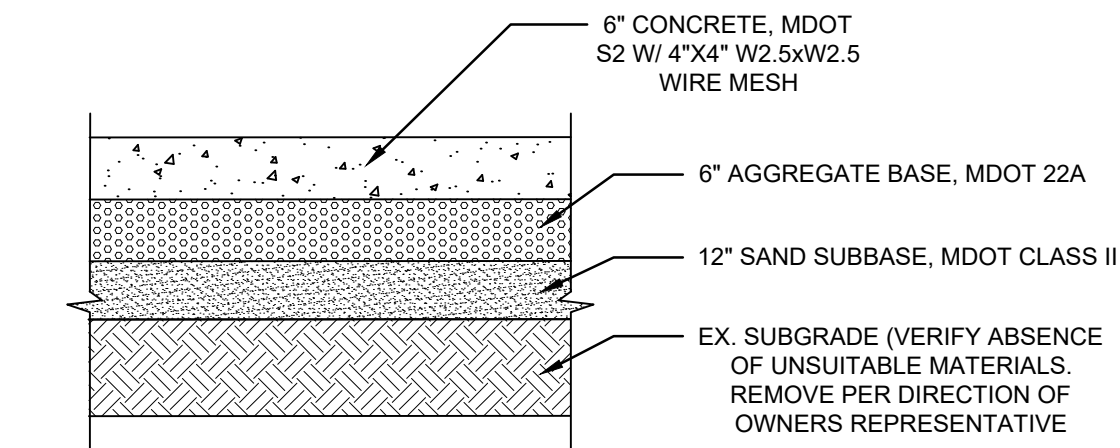
NOTE: CONTRACTOR(S) SHALL FAMILIARIZE THEMSELVES WITH THE INFORMATION AND FINDINGS PRESENTED IN THE GEOTECHNICAL EVALUATION REPORT PREPARED BY \_\_\_\_\_ DATED \_\_\_\_\_ PROJECT NO. \_\_\_\_\_

**HMA PAVEMENT SECTION** **HMA**  
NO SCALE



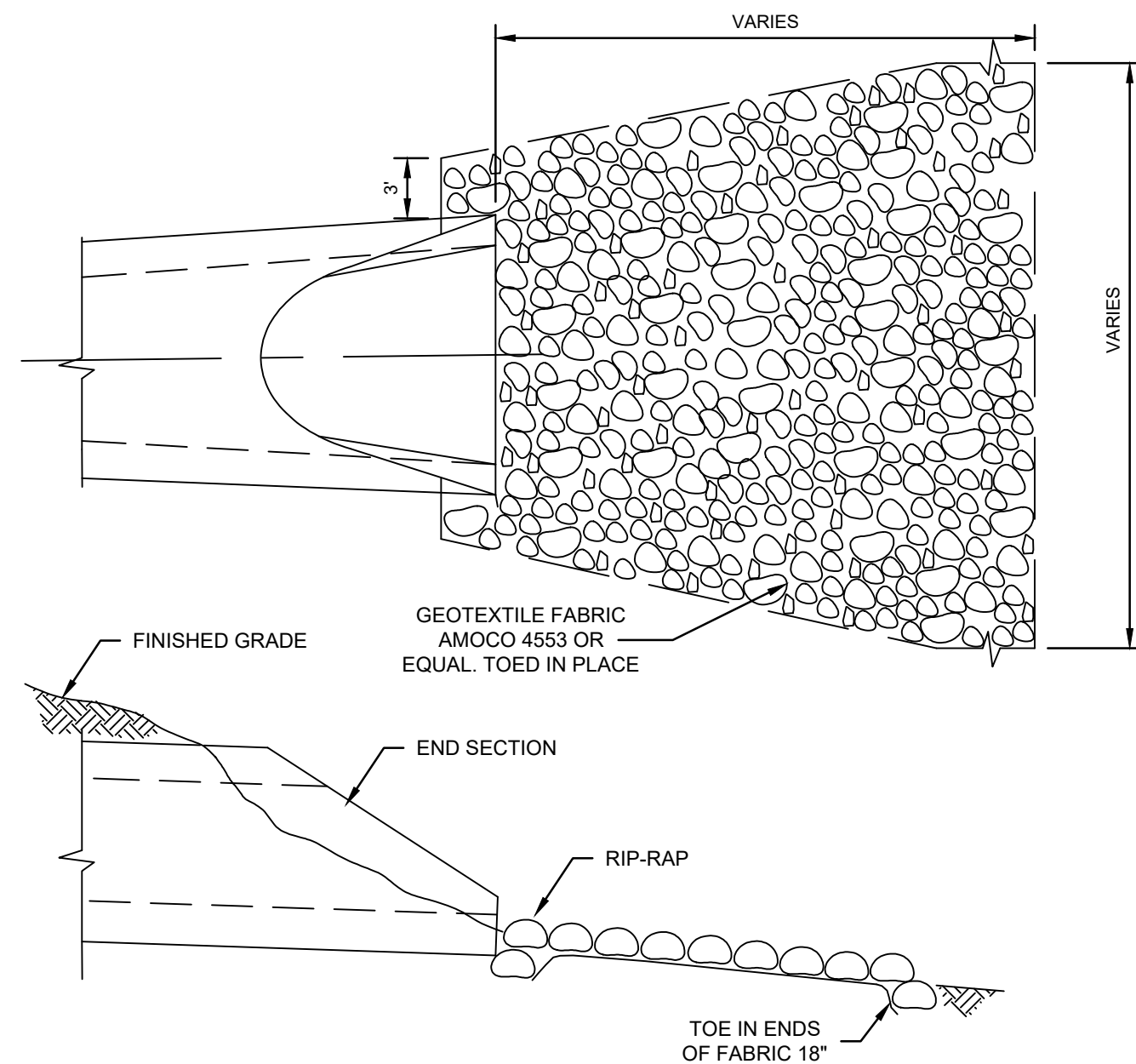
NOTE: 1) PROVIDE CONTROL JOINTS AT 5' O/C

**CONCRETE SIDEWALK SECTION** **CP-4**  
NO SCALE

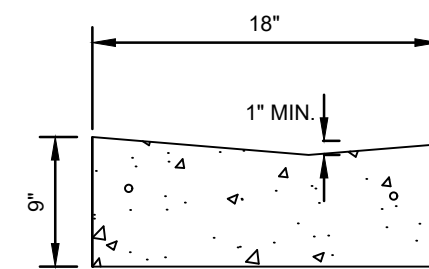


NOTE: CONTRACTOR(S) SHALL FAMILIARIZE THEMSELVES WITH THE INFORMATION AND FINDINGS PRESENTED IN THE GEOTECHNICAL EVALUATION REPORT PREPARED BY \_\_\_\_\_ DATED \_\_\_\_\_ PROJECT NO. \_\_\_\_\_

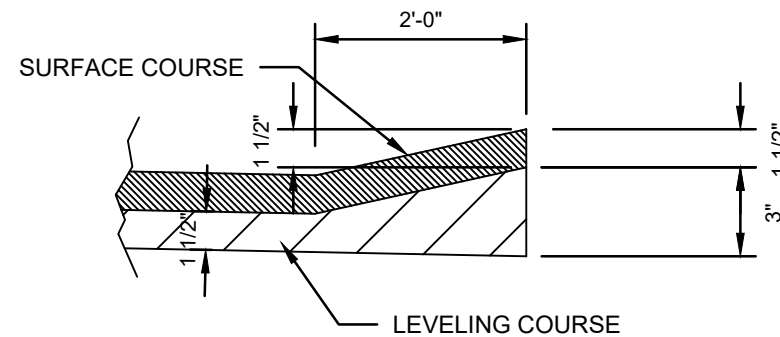
**6\"/>**



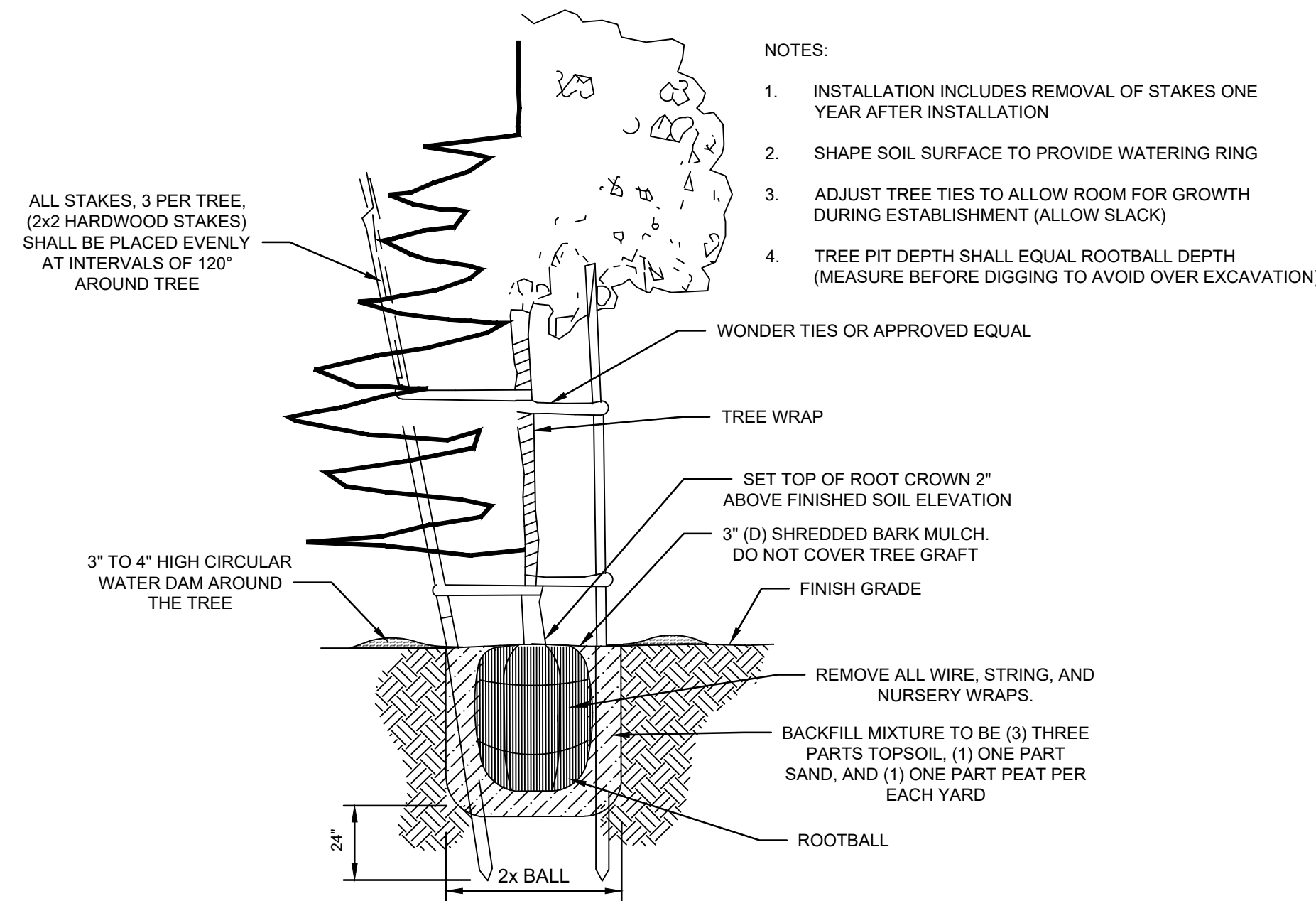
**FLARED END SECTION DETAIL**  
NO SCALE



**GUTTER DETAIL** **CG-G**  
NO SCALE

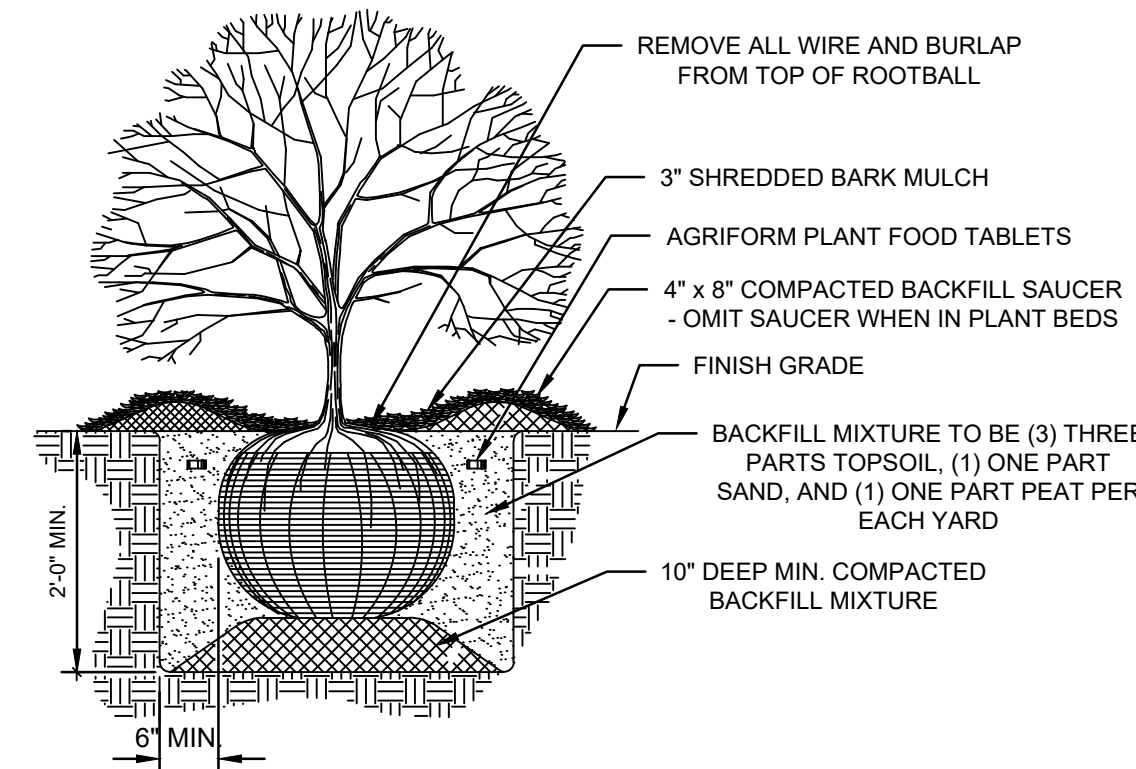


**VALLEY GUTTER, HMA DETAIL** **CG-VG**  
NO SCALE



21 GRAM "AGRIFORM" PLANTING TABLETS AS FOLLOWS:  
2 TABLETS PER 1 GAL. PLANT  
3 TABLETS PER 5 GAL. PLANT  
4 TABLETS PER 15 GAL. PLANT  
LARGER PLANTS (2) TWO TABLETS PER 1/2\"/>

**TYPICAL - TREE STAKING**  
NO SCALE

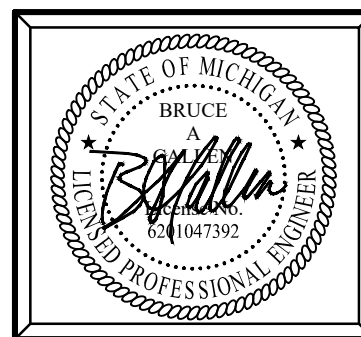


**SHRUB INSTALLATION**  
NO SCALE

PRELIMINARY - NOT FOR CONSTRUCTION



Know what's below.  
Call before you dig.



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Spring Lake, Michigan 49456  
Tel: 616-414-5260  
email: bcallen@callenengineering.com

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DATE OF PLAN: 03-13-25

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108 East Savidge Street  
Spring Lake, MI 49456  
T: 616-414-5260  
www.callenengineering.com



**THE CAVES, LLC.**  
2946 WOODCLIFF CIRCLE  
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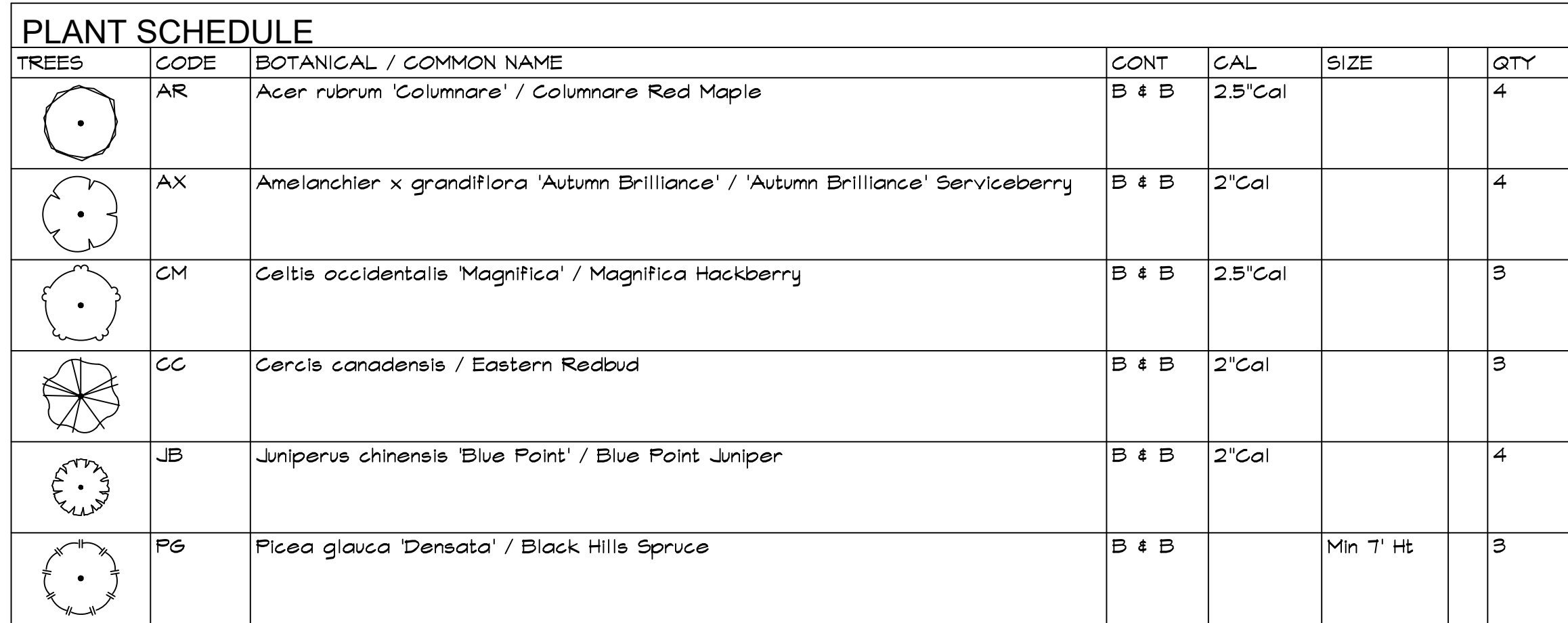
NO.	ISSUANCE / REVISION	BY	DATE
1	SITE PLAN REVIEW	B.A.C.	03-13-25

REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

**THE CAVES - PHASE 2**  
4900 FULTON STREET EAST  
ADA TOWNSHIP  
**KENT COUNTY, MICHIGAN**  
**X-SECTIONS, NOTES AND DETAILS**

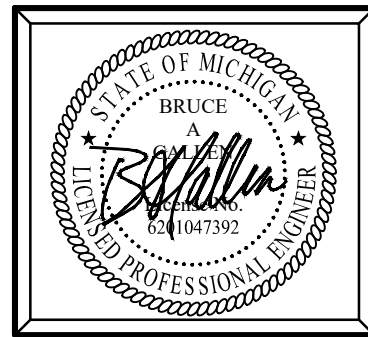
DRAWN BY J.W.C.	DATE AUG '23
ENGINEER B.A.C.	DATE AUG '23
EDIT	DATE
SCALE DRAWING AS NOTED	PILOT SCALE 1:1
PROJECT 023 REED - THE CAVES PH2	SHEET NO. <b>C3.0</b>





1. ALL PLANTING BEDS SHALL RECEIVE 4" OF EVENLY SPREAD SHREDDED HARDWOOD BARK MULCH OVER 4" OF TOPSOIL. MULCH BLANKET SHALL BE PLACED AT ALL LOCATIONS WITH SLOPES 1:3 OR STEEPER. NO MULCH SHALL BE PLACED IN DETENTION / RETENTION BASIN BOTTOM AREA.
2. CONTRACTOR SHALL NOTIFY "MISS DIG" TO LOCATE ANY UNDERGROUND UTILITY LINES OR STRUCTURES PRIOR TO STARTING CONSTRUCTION.
3. CONTRACTOR SHALL PROVIDE SPECIFIED SHRUBS, GROUNDCOVERS AND OTHER PLANT MATERIALS THAT COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PLANT MATERIAL SHALL BE CERTIFIED TO BE HARDY TO KENT COUNTY, FREE OF DISEASE AND INSECTS AND BE HEALTHY, VIGOROUS STOCK, GROWN WITH GOOD HORTICULTURAL PRACTICE AND INSTALLED IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, NEAT AND ORDERLY STATE, FREE FROM REFUSE AND DEBRIS. ANY DEAD OR DISEASED PLANTS SHALL BE REPLACED.
4. ALL LANDSCAPE BEDS AND MULCH BORDERS ADJACENT TO LAWN AREAS SHALL HAVE A METAL EDGE UNLESS SPECIFIED OTHERWISE.
5. SEED SHALL BE PLACED OVER 4" OF TOPSOIL IN ALL PROPOSED LAWN AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION WITH SLOPES LESS THAN 1:3.  
SEED MIXES SHALL BE AS FOLLOWS:  
  
10% TALL FESCUE  
20% PERENNIAL RYE GRASS  
30% CREEPING RED FESCUE  
40% KENTUCKY BLUEGRASS  
@ 6 LBS PER 1000 SFT  
  
SEED MIXES SHALL BE DROUGHT TOLERANT @ 6 LBS PER 1,000 SFT.
6. ALL PLANTINGS AND LANDSCAPE IMPROVEMENTS SHALL BE CONSISTENT WITH LOCAL ZONING REQUIREMENTS.

<b>CANOPY TREES</b>	
TOTAL FRONTAGE:	350 LFT.
TREES REQ. (2 TREES / 100 LFT. FRONTAGE): =	7 TREES
<b>TREES PROVIDED:</b>	<b>7 TREES</b>
<b>UNDERSTORY TREES</b>	
TOTAL FRONTAGE:	350 LFT.
TREES REQ. (2 TREES / 100 LFT. FRONTAGE): =	7 TREES
<b>TREES PROVIDED:</b>	<b>7 TREES</b>
<b>EVERGREEN TREES</b>	
TOTAL FRONTAGE:	350 LFT.
TREES REQ. (2 TREES / 100 LFT. FRONTAGE): =	7 TREES
<b>TREES PROVIDED:</b>	<b>7 TREES</b>



Plan Prepared By:  
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Callen Engineering, Inc.  
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DATE OF PLAN: 03-13-25

# THE Caves

With the purchase of the Blue Anderson building and property The Caves will be expanding.

**“The Caves”** will provide space for Storage, Small Business, Man-cave, the Hobbyist, or whatever you may need it for.

This is something we have been working on for years and now we were able to purchase the Anderson property. This was a great fit for our site being that it is contiguous with our current property.

We hope to start Construction in 2025.

Spaces will range from 1500sf to 5600sf. These spaces will be available for Lease/Rent. We are planning up to an additional 9 units bringing our total number of units 34. The unique design of our development is more attractive verses one large building divided into smaller spaces. This creates a pride of community and a large cross section of users/businesses. The spacing provides more green space and attractive development that will be well manicured and kept in an orderly manner. Several users will end up taking more than one unit thus the duplex design.

Our development will be built in phases and “Built on Demand”. Each buildings floor will be an open space and will be designed when we apply for the building permit. The floor plan will be determined based on the tenants’ requirements. More details on our building process are included later in this document under the “Development Plan Section”.

Below please find a rough site sketch.

Other Features:

Custom configured and designed suites.

Convenient location for Ada, EGR, Forest Hills & Cascade.

Storage, Hobbyist, Small Business, Warehouse or The Man-cave you have always wanted.

Gas, Water, Sewer, Electric and Cable; 16 foot Ceiling, 12 to 14 foot overhead Doors.

**Tom Reed**

**The Caves**

**616-644-7514**

**(18)**

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# THE Caves



# THE Caves





# THE Caves

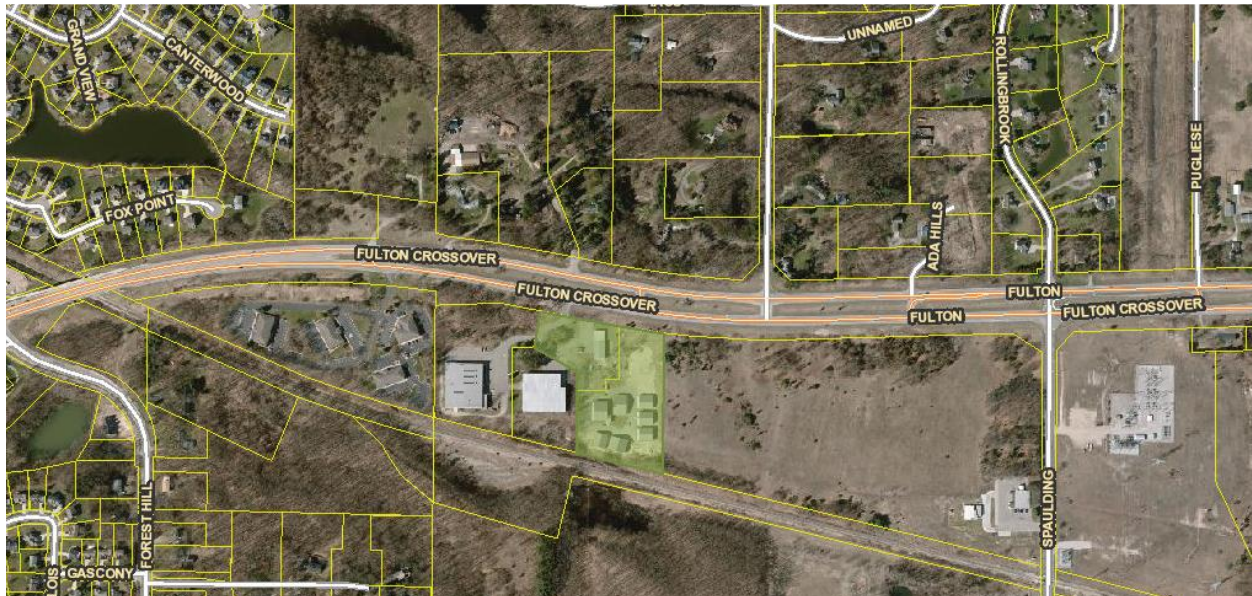
## Legal Parcel Description: (1&2&5)

### Parcel B:

Part of the Southwest fractional one-quarter of Section 30, Town 07 North, Range 10 West, Ada Township, Kent County, Michigan, described as follows: COMMENCING at the West one-quarter corner of said section 30; thence N 87°20'26" E 660.00 feet along the East-West one-quarter line of said section; thence S 00°06'05" E 416.37 feet along the East line of the West 660 feet of the Southwest fractional one-quarter of said section, to the TRUE PLACE OF BEGINNING; thence N 89°53'55" E 135.00 feet; thence N 00°06'05" W 50.00 feet; thence N 89°53'55" E 60.02 feet; thence N 00°06'05" W 250.97 feet; thence Easterly 207.40 feet along said South right-of-way line, on a 3905.20 foot radius curve to the left, the chord of which bears S 81°53'22" E 207.38 feet; thence S 00°06'05" E 650.97 feet; thence N 77°04'20" W 410.85 feet along the Northerly line of the Central Michigan Railroad right-of-way (100.00 feet wide); thence N 00°06'05" W 287.00 feet to the place of beginning. Parcel contains 4.476 acres.

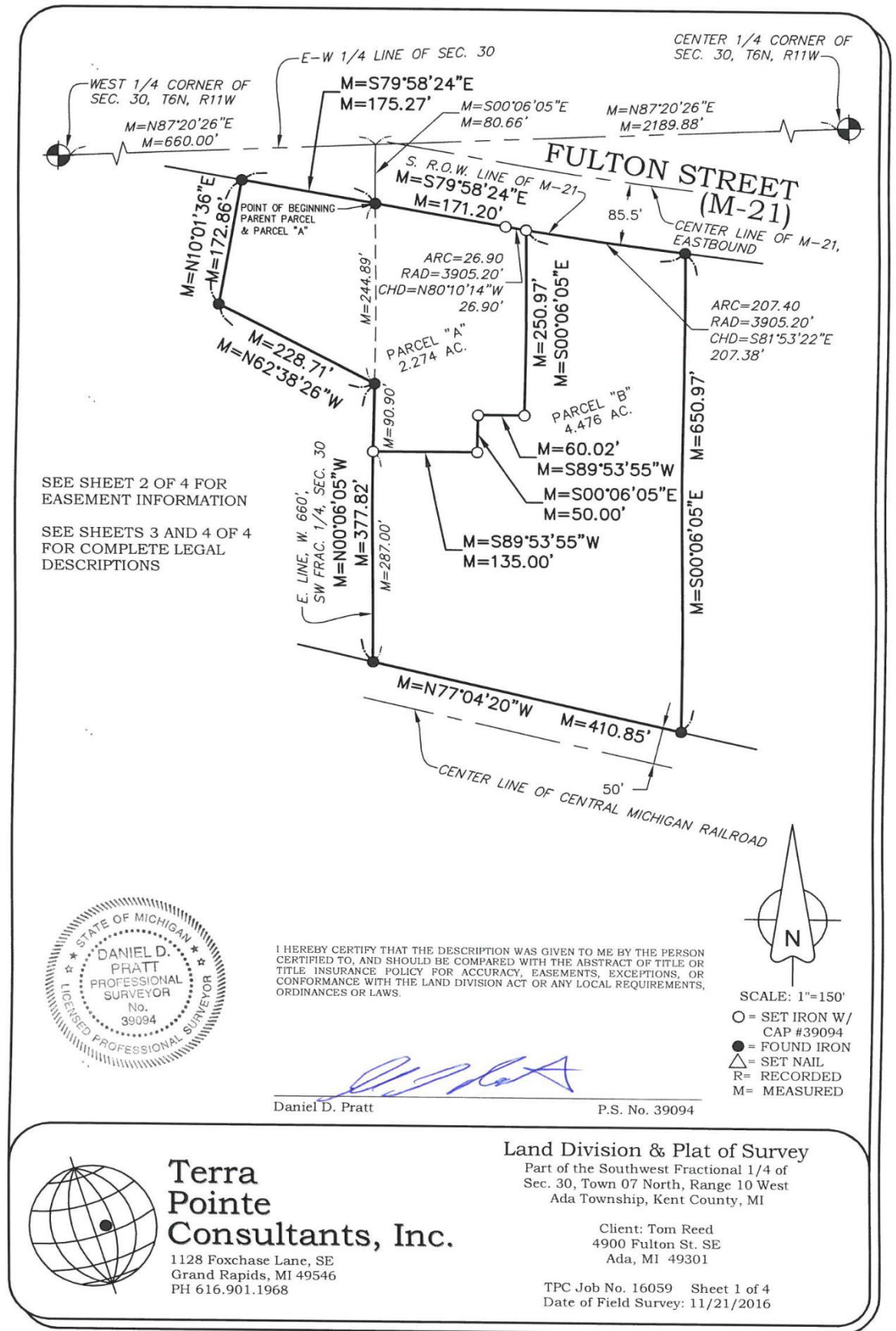
PART OF SWFRL 1/4 COM 660.0 FT N 87D 20M 26S E ALONG E&W 1/4 LINE & 80.66 FT S 0D 06M 05S E TO S LINE OF HWY M-21 FROM W 1/4 COR TH S 79D 58M 24S E ALONG SD S LINE 171.20 FT TH ELY 26.90 FT ALONG A 3905.20 FT RAD CURVE TO LT /LONG CHORD BEARS S 80D 10M 14S E 26.90 FT/ TH S 0D 06M 05S E 250.97 FT TH S 89D 53M 55S W 60.02 FT TH S 0D 06M 05S E 50.0 FT TH S 89D 53M 55S W 135.0 FT TH N 0D 06M 05S W 90.82 FT TH N 62D 38M 26S W 228.71 FT TH N 10D 01M 36S E 172.86 FT TO S LINE OF HWY M-21 TH S 79D 58M 24S E ALONG SD S LINE 175.27 FT TO BEG \* SEC 30 T7N R10W 2.27 A. SPLIT ON 07/31/2007 FROM 41-15-30-300-011, 41-15-30-300-015; SPLIT/COMBINED ON 10/13/2016 FROM 41-15-30-300-017; Roughly 6.75 Acres

### Vicinity Map (3)



# THE Caves

(7)

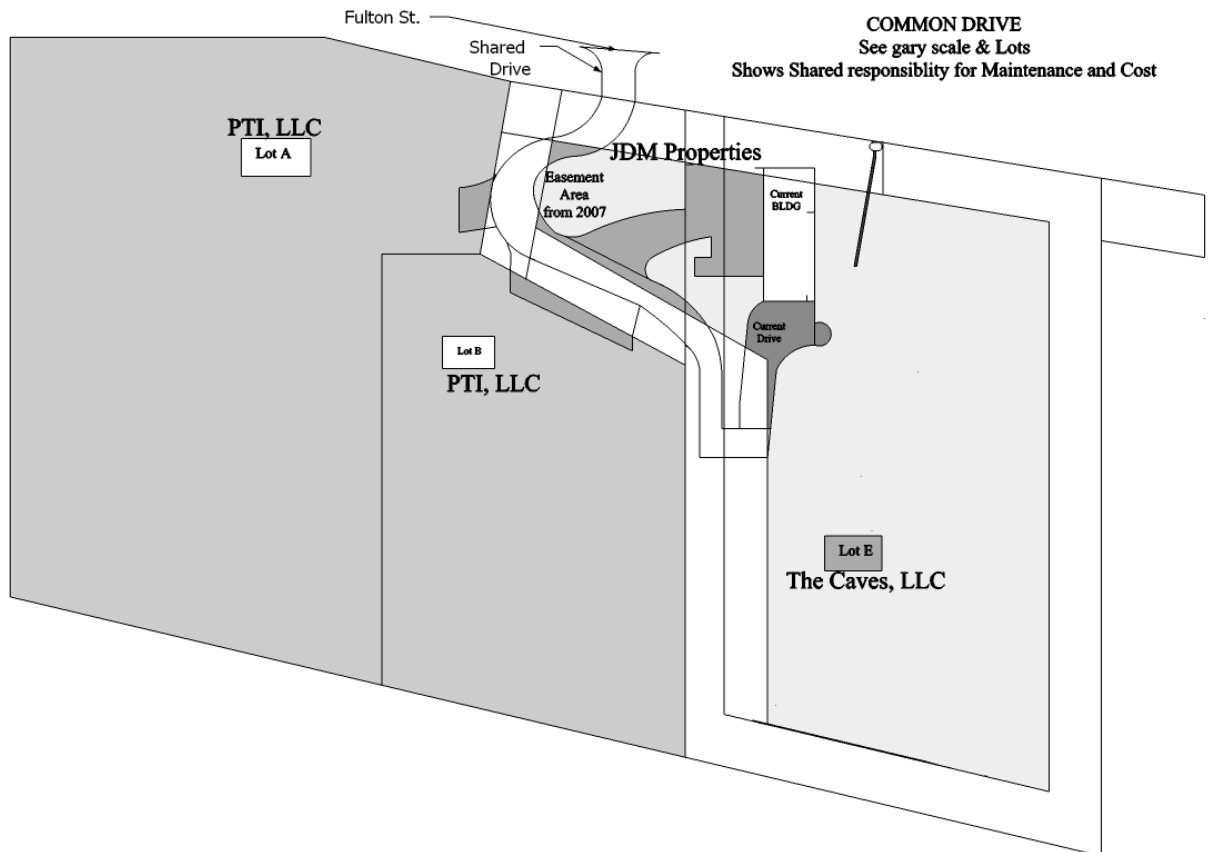


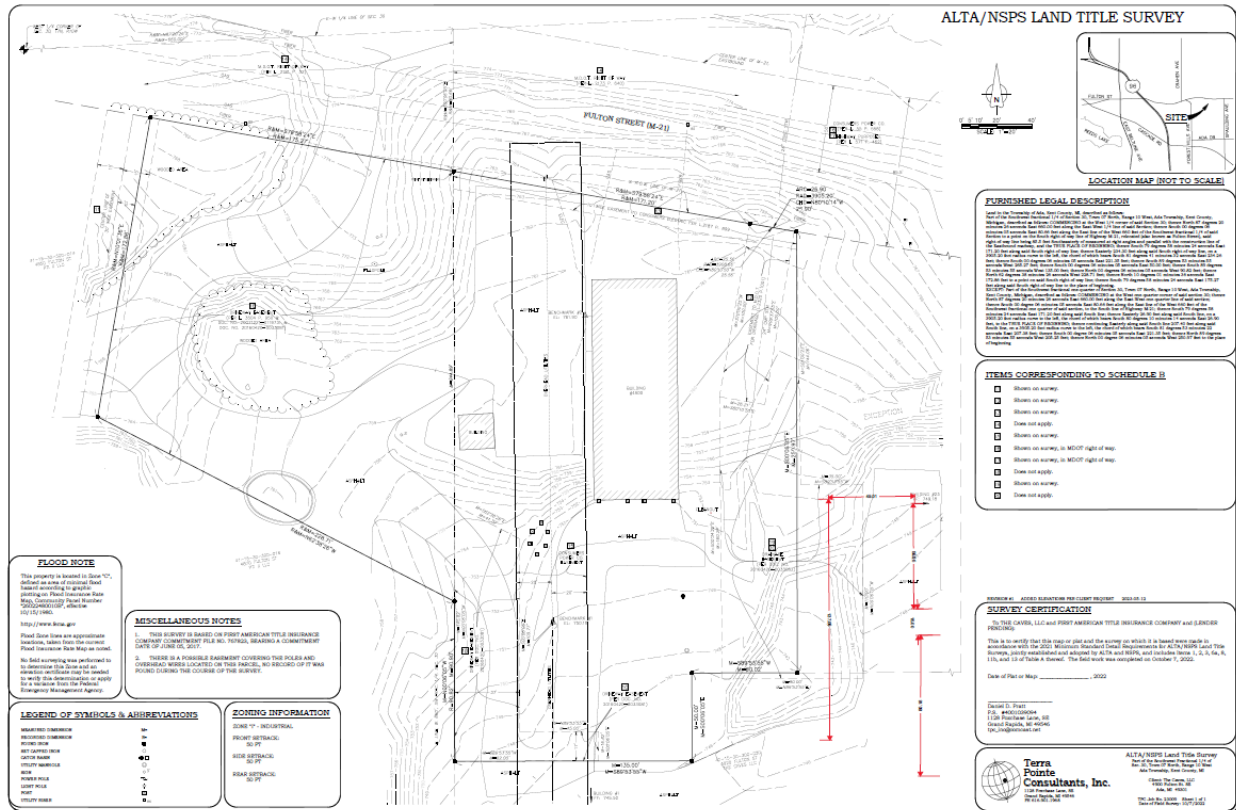
# THE Caves

## Shared Common Drive Easement:

## Utility Easement: (8&9--None)

By sharing the Drive we have eliminated another curb cut on M-21/Fulton.

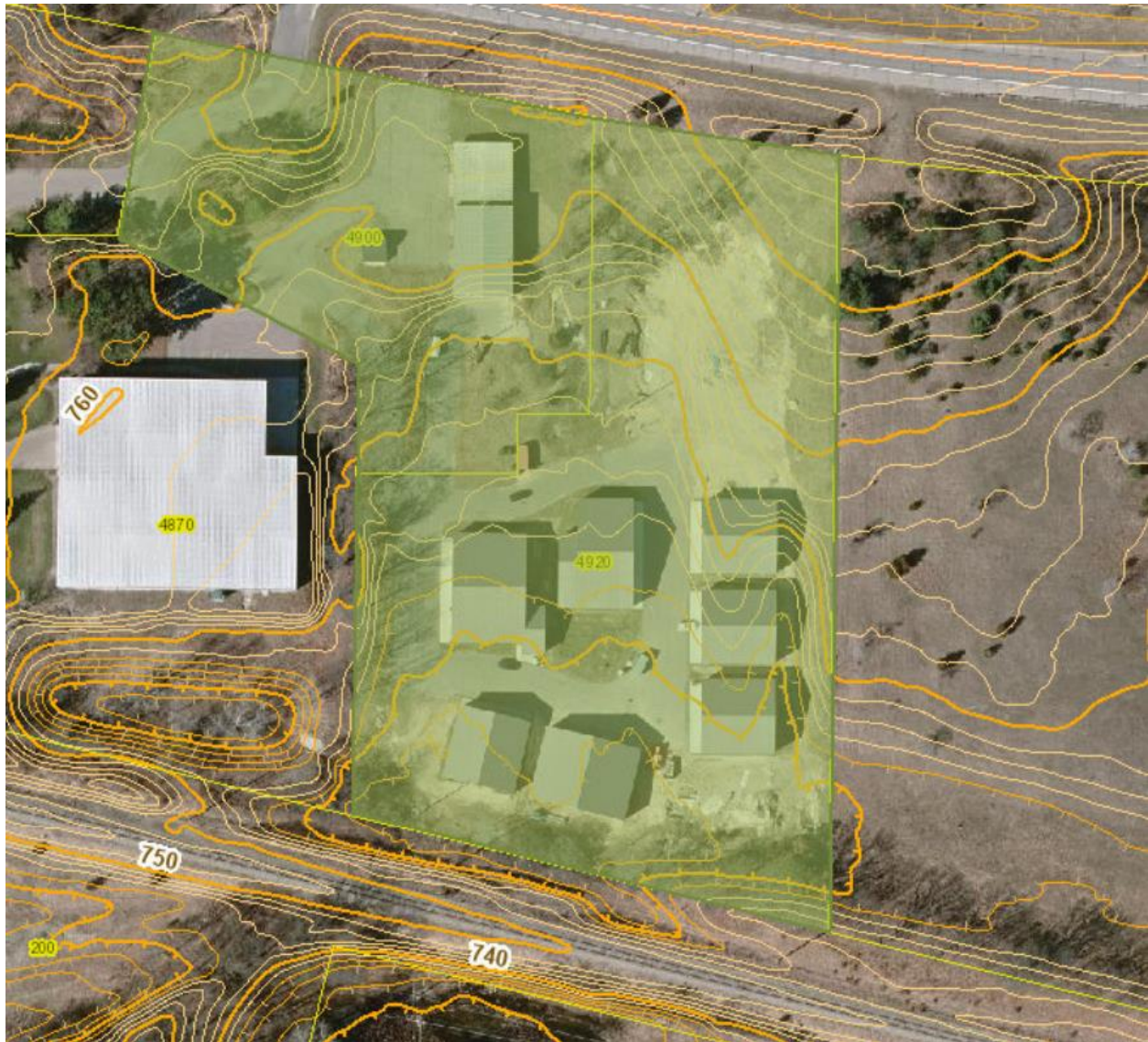






# THE Caves

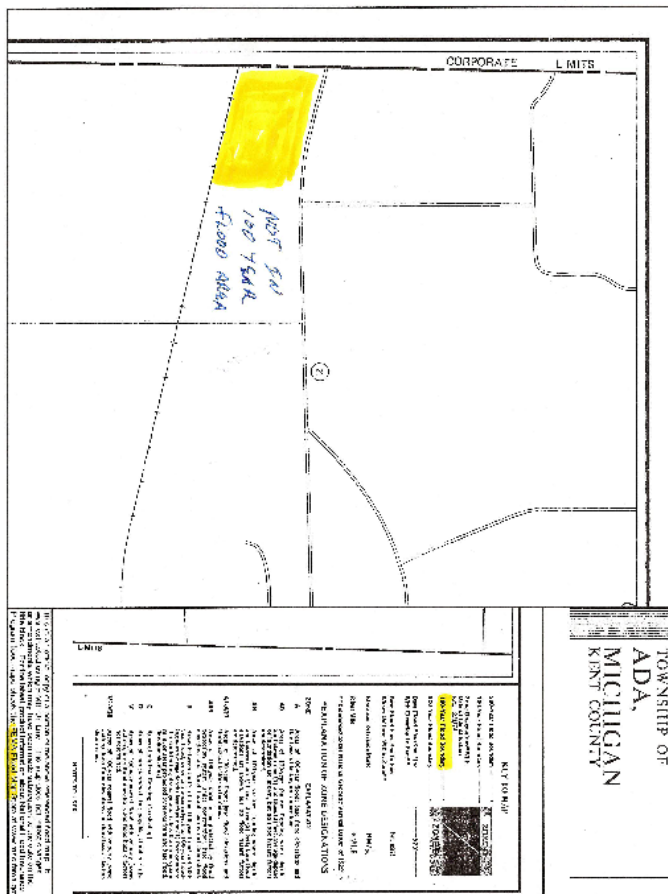
Contours for “The Caves” Site: <sup>(11)</sup>



## 100 Year Old Floodplain:

Our site is not within the 100 year Floodplain (13)

Site storm water runoff shall be captured via storm sewer and directed to a subsurface detention system with a controlled rate outlet structure. The Water Quality standard is met via infiltration and detention of the first 0.5 inch of runoff for 24 hours. Flood control storage, meeting the requirements of a 25-yr rainfall event per the Ada Township Stormwater Management Ordinance, is provided within the previously constructed subsurface detention system. Stormwater is then discharged to the natural drainage course on the south side of the property at the pre-development runoff rate of 0.13 cfs/acre.

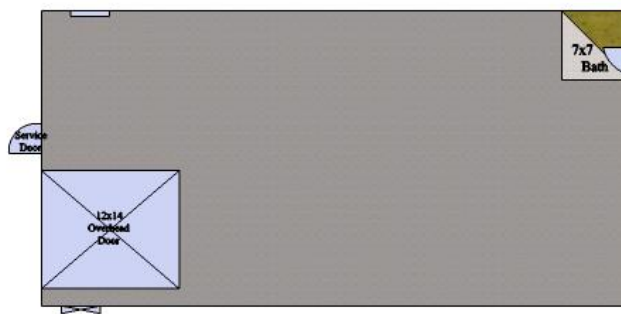
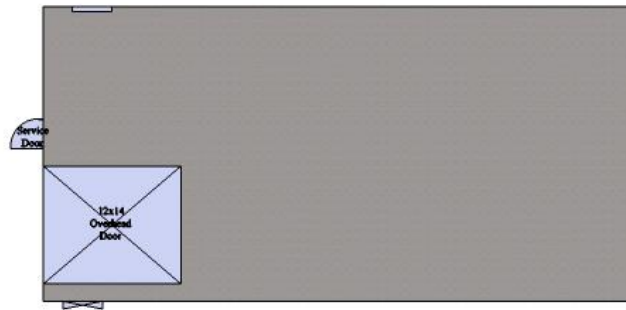




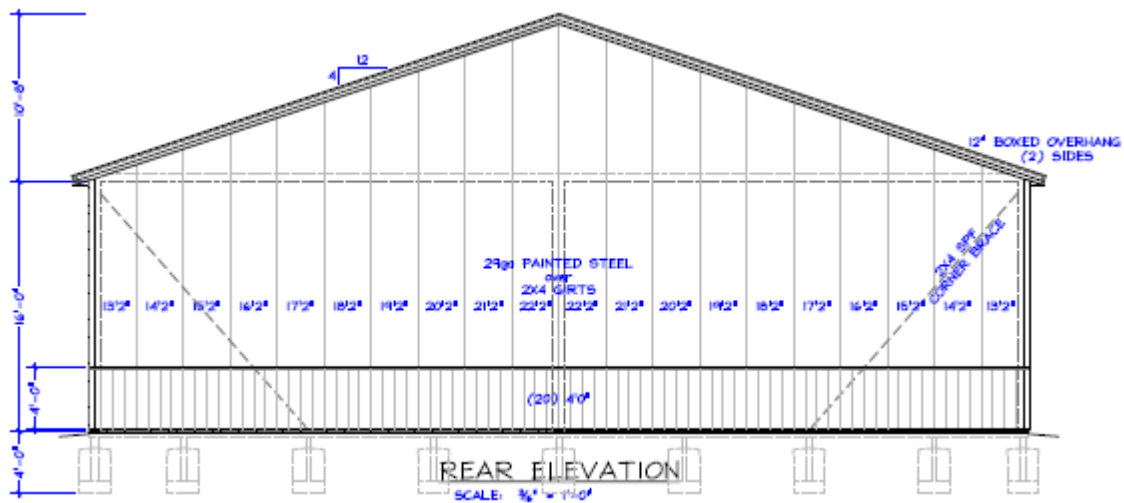
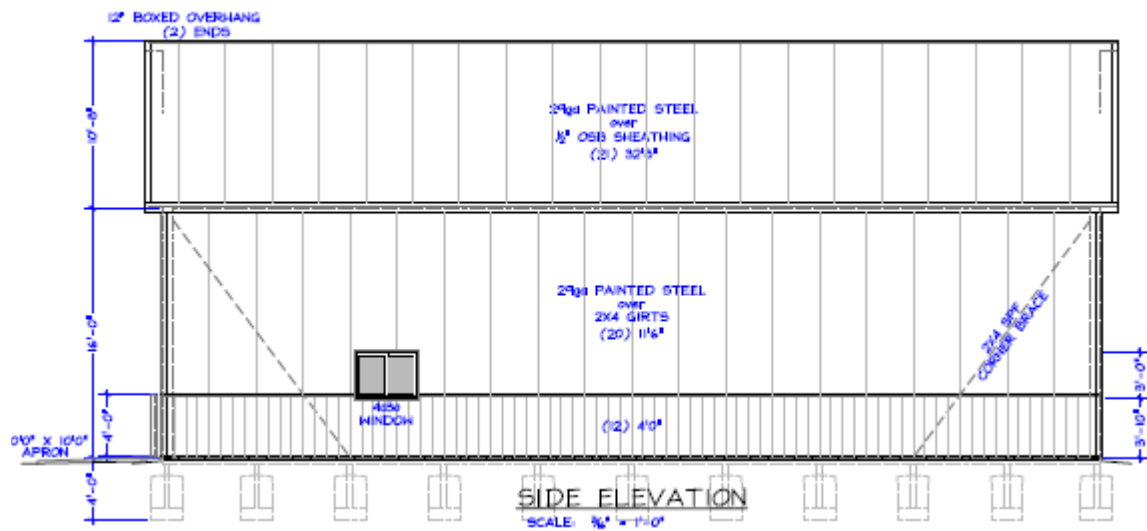
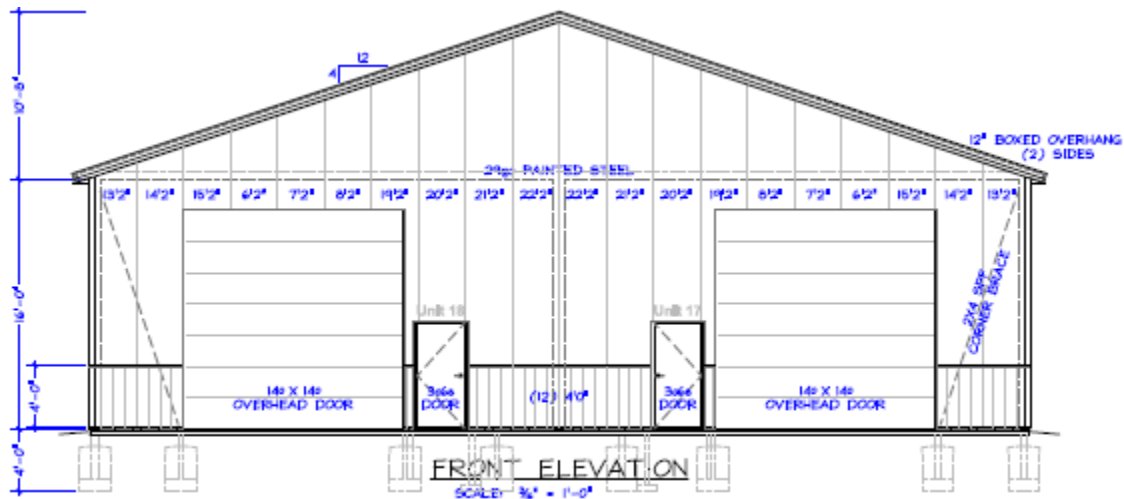
# THE Caves

## Floor Plans: (19)

Floor plans will vary per suite depending on Tenants request, but these are the most common floor plans. A more detailed plan will be filed when we apply for building permit. Some of these new buildings will have loft offices as well.



# THE Caves



The floor plan shows a rectangular building footprint with overall dimensions of 60'-0" by 48'-0". The plan is oriented with SIDE A at the top, SIDE B at the bottom, END C on the left, and END D on the right. On the left side (END C), there are two overhead doors, each measuring 14' x 14'. Between these doors are two 36-inch doors. Along the top and bottom edges (SIDE A and SIDE B), there are four sliding windows, each labeled as 40 square feet of insulated sliding window. The plan includes detailed dimension lines for all major components. A north arrow points towards the top-left corner, and a scale bar indicates that 1/8 inch on the drawing equals 1 foot.



# THE Caves



# THE Caves

## ANDERSON Building

BEFORE



AFTER



The Building has been cleaned up and refreshed. You can see the exterior changes, basically painted. Floor plan has not changed in any significant manner. Things have been refreshed inside as well. The use is much like the other buildings, warehouse with small office.



# THE Caves



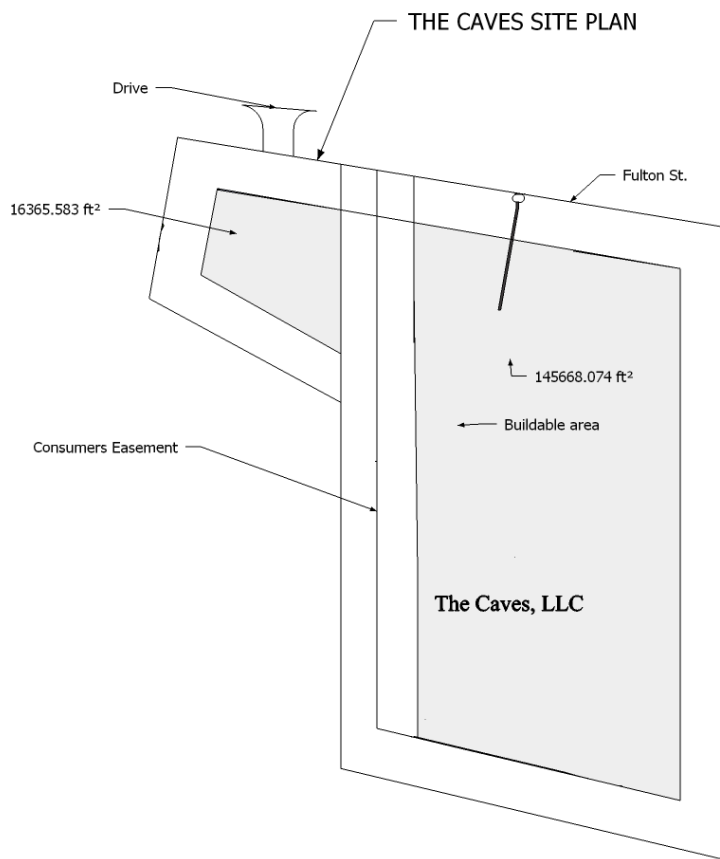


# THE Caves



# THE Caves

## Building Envelope: (22)



## Other Facts: (21&23)

Total Square footage of Parcel = 294,030 SF or 6.75 Acres

Open Space = 49.3% or 149,000 Square feet;

Buildable Area Square footage = 162,033 SF or 44.90% of coverage;

Drive = 80,680 SF or 27.45% of coverage;

Building coverage 70,000 or 23.8% of coverage

Building Colors will match the existing buildings.

Building height 27.6 ft (Lowest) to 42.6 (Highest)



# THE Caves

## Development Plan/ Phase Plan: (27)

We build on demand until the project is completed. Once we have a committed Tenant for each remaining building.

Because of the extensive excavation required on the site we will complete excavation for each building as we build each building.

Again, when the suites are Leased, we will begin the process for the next building. We will use the same process completing each building one at a time. After the building is filled with a Tenant we build the next building and we repeat this process until all buildings are built.

Final Landscaping will be installed after each building is completed as long it will be out of the way of future construction traffic and excavation.

**In today's finance world, building on demand allows us to better manage of dollars.** Using this Construction method it could take several years to complete (it will most likely be about one building a year), it all depends on demand. It could be sooner if the spaces are popular. This will still yield a very attractive site in the end.

# THE Caves

## SITE PLAN:

This shows layout of Drives, Water, sewer, Storm water, Utilities and More detail will be in larger drawings submitted separate. (24, 25, 26, 27, 28 & 29). We will be adding roughly 20,000 SF with these added buildings. Total building Square Footage will be about 85,500 SF



# THE Caves

## Landscaping Plan: (32)

Landscaping is intended to meet the requirements of Article XXV of the zoning ordinance. A landscape buffer zone is proposed along the M-21 road frontage to screen the proposed buildings. Proposed plantings meet MDOT guidelines for plantings within MDOT right-of-way.

We have an invasive plant (Japanese Knotweed) we will need to eradicate these plants before we can plant many of our landscape trees.

Our Landscaping plan will have challenges meeting the Ada requirements. We feel we have an equivalent plan that uses many of the native trees thus keeping the contiguous flow with the neighboring properties. On our site and adjacent sites there many young native Scotch pine (which are impossible to find at local nurseries) and Juniper trees and we plan to replant as many of these trees as possible. The main issue is that many of these trees may not meet the minimum height requirement but will provide excellent screening and the deer herd will not eat them. Ada calls for, most of these trees are shorter (2' to 5') than required but are of the same exact species which is what we are trying to maintain. We plan to order these rare trees and it will be hard to meet exact specs in the Ada ordinance.

We are big Pine tree fans and plan to create a piney feel that will complement the Entry Drive from Fulton and the other neighboring properties.

Our landscaping plan is perimeter pine tree plants along the north and east of the site and just a nice lawn. This along with our open/green space in the center of the of the development is our park like setting.

The massive drainage requirements due to neighboring properties run-off limits of our landscaping options and planting options. Along with our network of underground utilities makes it very hard for plantings.

# THE Caves

## Site Lighting: (34)

Above each Service Entry Door we will mount an 18 Watt LED Wall pack with a dawn and dusk photo eye. We will also have one light at each the south and north end in the middle of the circle drive providing light as you travel around the circle drive, this is a dark area. There will be 21 of these lights mounted at about 10 feet high, they provide a very nice level of lighting and all will be pointed downward yielding virtually no upward lighting.



## FEATURES & SPECIFICATIONS

### INTENDED USE

Provides years of maintenance-free general illumination for outdoor use in commercial applications such as retail, education, multi-unit housing and storage. Ideal for lighting building facades, parking areas, walkways, garages, loading areas and any other outdoor space requiring reliable safety and security.

### CONSTRUCTION

Sturdy weather-resistant aluminum housing with a bronze finish, standard unless otherwise noted. A clear polycarbonate lens protects the optics from moisture, dirt and other contaminants.

### OPTICS

8 high performance LEDs are powered by a multi-volt (120V-277V) LED driver that uses 18 input watts and provides 1,490 delivered lumens. 100,000 hour LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology.

### ELECTRICAL

Rated for outdoor installations, -40°C minimum ambient.

Adjustable Dusk-to-dawn, multi-volt photocell standard automatically turns light on at dusk and off at dawn for convenience and energy savings.

Photocell can be disabled by rotating the photocell cover.

6KV

Surface or recessed mount. A universal junction box is included standard.

All mounting hardware included.

### LISTINGS

UL Certified to US and Canadian safety standards. Wet location listed for mounting higher than 4 feet off the ground.

Tested in accordance with IESNA LM-79 and LM-80 standards.

### WARRANTY

5-year limited warranty. Complete warranty terms located at

[www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)

Actual performance may differ as a result of end-user environment and application.

Note: Specifications subject to change without notice.

### OLW14

**Series Color temperature (CCT): Voltage Control Finish**

**OLW14** 1400 lumen LED wall pack **(blank)** 5000K<sub>1</sub>

**(blank)** MVOLT (120V-277V) **(blank)** MVOLT photocell included **(blank)** Bronze

WH White

**Accessories:** *Order as separate catalog number.*

FCOS M24 Full cutoff shield

FCOS WH M24 Full cutoff shield, white **Notes**

1 Correlated Color Temperature (CCT) shown is nominal per ANSI C78,377-2008.

7-7/8 (20.1)D

9-5/8 (24.4)D

2 (5.1) T

11-1/8 (28.3) W

# THE Caves

4-1/2(11.5)Base W

All dimensions are inches (centimeters) unless otherwise indicated.

## Outdoor General Purpose

# OLW14

### LED WALL PACK

OUTDOOR OLW14

OLW14

OUTDOOR: One Lithonia Way, Conyers, GA 30012 Phone: 800-279-8041 Fax: 770-860-3903 [www.lithonia.com](http://www.lithonia.com) © 2011-2013 Acuity Brands Lighting, Inc. All rights reserved. Rev. 12/19/13

## OLW14 LED Wall Pack

### PHOTOMETRIC DIAGRAMS

Full photometric data report available within 2 weeks from request. Consult factory. Tested in accordance with IESNA LM-79 and LM-80 standards.

Lithonia Lighting – a LED Surface mounted Bronze OLW14 –Light

# THE Caves

## Signage: (35)

We will be reusing the current Anderson Sign: Making spaces for upto 6 to 8 tenants

Also, on the buildings within the site, signs will be allowed on the door (like a decal)





# THE Caves

## **Parking:** (33)

With 30' wide suites each tenant will be allowed to park in front of their suite and shall not infringe on other tenants space, thus yielding a maximum of three spaces per suite. These spaces are not designed for any user requiring more than three parking spaces per suite. No parking lines are planned due to their unsightly nature and the uniqueness of vehicles using the site.

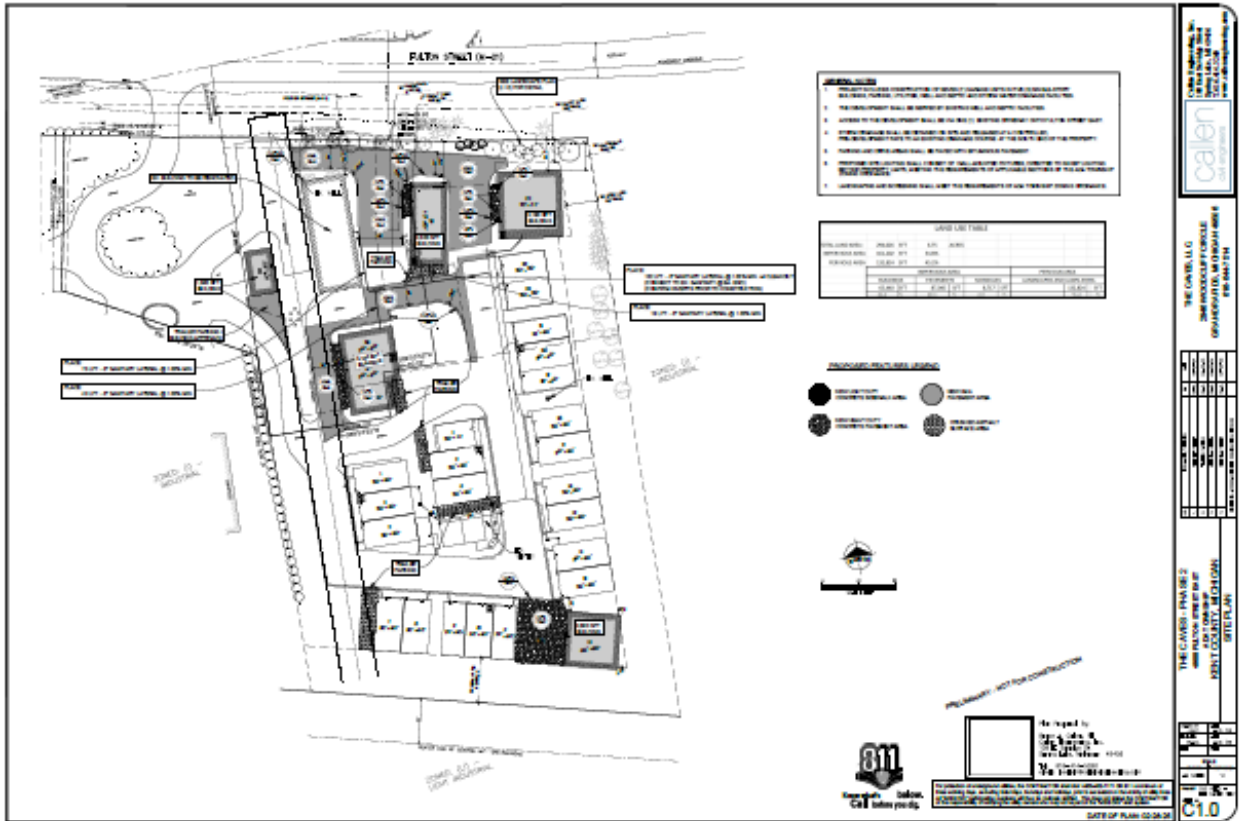
The site is like a village street 60' wide with parking on both sides in front each building front with room for two-way traffic flow.

# THE Caves

Circle Drive allows for larger vehicles to maneuver the site and the entire site is Barrier-free.



# THE Caves



Original Approved site plan

